



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

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Planning & Land Use Management
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MANCHESTER PLANNING BOARD PUBLIC HEARING / LIMITED BUSINESS MEETING Thursday, May 21, 2020 – 6:00 PM

Due to the emergency orders issued by the Governor and on the guidance of public health officials, the Planning Board is authorized to meet electronically, and there will be no physical location in which to attend the meeting. Public comment will be taken by sending an email to planningboard@manchesternh.gov or by leaving a voice message at 603-792-6737. The phone line and the email will be monitored by staff up to, and during, the public hearing.

I. The Chairman calls the meeting to order and introduces Planning Board Members and Planning Staff.

II. PUBLIC HEARING:

(New Items)

With respect to the following applications, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is the recommendation of the Staff that the Planning Board determine the applications complete and conduct a public hearing. A motion would be in order.

1. S2019-004

Property located at 2108 River Road (Tax Map 557, Lot 5), a remand of an application to subdivide one lot of approximately 87 acres into 1 lot of approximately 71 acres and 17 additional, buildable lots that would be accessed from a new extension of Arthur Avenue in the R-1A Zoning District. *Joseph M. Wichert, L.L.S. for C and D Realty Trust.*

2. SP2020-005

Property located at 310 Second Street (Tax Map TPK3, Lot 60), a site-plan application to change the use for a landscape yard with retail sales, in addition to a tree service company, and associated site improvements in the B-2 Zoning District. *Joseph M. Wichert, L.L.S. for James S. McDowell.*

3. SP2019-018

Property located at 785 Goffs Fall Road (Tax Map 871, Lot 1A), a waiver request from the Special South Willow Streetscape Plan to allow for a freestanding sign with an area of 200 SF where 32 SF is permitted and a height of 35 FT where 6 FT is permitted. *MHF Design Consultants, Inc. for Irving Oil Marketing, Inc.*

4. **CU-01-2018**

Property located at 55 Edward J. Roy Drive (Tax Map 645, Lot 34B), a remand of a conditional-use-permit application to allow the use of automotive service station in the B-1 Zoning District. *MHF Design Consultants, Inc. and Z-1 Express for Victory Distributors, Inc.*

SP-01-2018

Property located at 55 Edward J. Roy Drive (Tax Map 645, Lot 34B), a site-plan application to construct a retail motor fuel outlet with eight fuel dispensers / 16 fuel pumps and a 6,500 SF building, including two fast-food restaurants and convenience store with onsite parking, loading, landscaping, and lighting in the B-1 Zoning District. *MHF Design Consultants, Inc. and Z-1 Express for Victory Distributors, Inc.*

S2020-006

Property located at 55 Edward J. Roy Drive (Tax Map 645, Lot 34B), a subdivision application to subdivide one lot of approximately 7.4 acres into two lots of approximately 3.9 and 3.4 acres in the B-1 Zone. *MHF Design Consultants, Inc. and Z-1 Express for Victory Distributors, Inc.*

5. Review of new applications for Regional Impact and comment by the Manchester Conservation Commission.

III. LIMITED BUSINESS MEETING:

1. **SP2019-018**

Property located at 785 Goffs Fall Road (Tax Map 871, Lot 1A), a waiver request from the Special South Willow Streetscape Plan to allow for a freestanding sign with an area of 200 SF where 32 SF is permitted and a height of 35 FT where 6 FT is permitted. *MHF Design Consultants, Inc. for Irving Oil Marketing, Inc.*

2. Annual Organizational Meeting and Election of Officers.

IV. ADMINISTRATIVE MATTERS:

1. Review and approval of the Planning Board Minutes of March 5, 2020.
2. Any other business items from the Planning Staff or Board Members.

<p>Full text of the agenda items is on file for review in the Planning & Community Development Department. The order of the agenda is subject to change on the call of the Chairman.</p>
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