



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

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**** REVISED ****

MANCHESTER PLANNING BOARD PUBLIC HEARING / LIMITED BUSINESS MEETING Wednesday, August 5, 2020 – 6:00 PM

Due to the emergency orders issued by the Governor and on the guidance of public health officials, there will be no physical location in which to attend the meeting. You will be able to view and hear the meeting on Manchester Public TV, either on Channel 22 or on MPTV's website. You will be able to offer public comment on the application by calling 603-792-6737 or by emailing planningboard@manchesternh.gov. You may also attend the meeting through our webinar software by sending an email to the aforementioned address on the day of the meeting and requesting an invitation to participate. The phone line and 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:

(Continued Item)

1. SP2020-008

Property located at Dunbar Street and Sundial Avenue (Tax Map 435, Lot 1B), a site-plan application for the construction of a 160-unit, multifamily building with associated site improvements in the RDV Zoning District. *Hayner/Swanson, Inc. for Brady Sullivan Properties, Inc. and Velcro USA, Inc.*

(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.

2. CU2020-010

Property located at 374 Merrimack Street (Tax Map 127, Lot 32), an application for a reduction in required on-site parking from 12 spaces required to 6 provided for the use of multifamily housing in the R-2 Zoning District. *Joseph M. Wichert, LLS, Inc. for 374 Merrimack BL, LLC and 380-, 382 Merrimack Street, LLC.*

[At request of applicant, project postponed from July 23, 2020]

SP2020-016

Properties located at 374 Merrimack Street (Tax Map 127, Lot 31) and 380-382 Merrimack Street (Tax Map 127, Lot 32), a site-plan application to reconstruct a demolished, 6-unit, residential structure, with associated site improvements in the R-2 Zoning District. *Joseph M. Wichert, LLS, Inc. for 374 Merrimack Street BL, LLC and 380-382 Merrimack Street, LLC*

[At request of applicant, project postponed from July 23, 2020]

3. **CU2020-008**

Property located at 220 Londonderry Turnpike (Tax Map 870, Lots 51, 51A, and 51B), an application for a reduction in required on-site parking in the B-2/LMPOD Overlay Zoning District. *Keach-Nordstrom Associates for ATS Equipment, Inc.*

[At request of applicant, project postponed until September 3, 2020]

SP2020-013

Property located at 220 Londonderry Turnpike (Tax Map 870, Lots 51, 51A, and 51B), an application for the renovation of an existing 15,345 SF building and associated site improvements for an equipment rental storage yard in a B-2/LMPOD Overlay Zoning District. *Keach-Nordstrom Associates for ATS Equipment, Inc.*

[At request of applicant, project postponed until September 3, 2020]

4. **S2020-014**

Properties located at 242 and 250 Mammoth Road (Tax Map 170, Lots 2, 3, 4A, 5, 5C, 6, 7, and 8), an application to consolidate eight (8) existing lots of record and then create two new lots of 67,560 SF and 42,852 SF in the B-2 Zoning District. *VHB for Timothy R. Boisvert.*

[At request of applicant, project postponed until September 3, 2020]

5. **SP2020-017**

Property located at 740 Massabesic Street (Tax Map, Lot 8), an application to raze and reconstruct a new 4,500 SF, 1-story, social club with associated site improvements in the B-2 Zoning District. *VHB for Timothy R. Boisvert.*

[At request of applicant, project postponed until September 3, 2020]

6. **SP2020-018**

Properties located at 242 and 250 Mammoth Road (Tax Map 170, Lot 2), an application to construct a new 14,712 SF CVS Pharmacy with a drive-thru, and associated site improvements in the B-2 Zoning District. *VHB for Timothy R. Boisvert.*

[At request of applicant, project postponed until September 3, 2020]

7. **SP2019-003 (Amendment)**

Property located at 55 W. North Street (Tax Map 165 Lot 13 & 14), a site plan amendment for pedestrian light poles proposed for a walking path servicing the previously approved 40 vehicle surface parking lot to support the Courville at Manchester facility in the R-3 Zone. *Keach-Nordstrom Associates, Inc. for Ole Blue Eyes-Manchester, LLC.*

8. **SP2019-022**
Property located at 284 Hanover Street (Tax Map 93, Lot 4), a request for a 90-day extension of a conditional approval granted by the Board on August 1, 2019, for the change of the use of an existing building from professional offices to an emergency shelter and permanent housing for veterans. *Northpoint Engineering, LLC for the State of New Hampshire.*
9. **SP2019-010 (Amendment)**
Property located at 252 Willow Street (Tax Map 733 Lot 19), a site plan amendment to incorporate program changes, modified impact fees, removal of structures for soil remediation, reduction of first floor commercial space and replacement with (4) micro-hotel units, (3) studio units, and (4) one-bedroom units to this 4-story (w/ basement) multi-use mill building and associated site improvements in the RDV Zone. *Fuss & O'Neill for The Factory on Willow, LLC.*

III. LIMITED BUSINESS MEETING:

1. **CU2020-007**
Property located at 51 High Street (Tax Map 7, Lot 14-A), an application for a reduction in required on-site parking from 9 spaces required to 4 provided for the use of congregate housing in the C-1 Zoning District. Andrew H. Sullivan, Esq. for Paul & Suzanne Dilulio.

SP2020-010
Property located at 51 High Street (Tax Map 7, Lot 14-A), an application to change the use of a 2,693 SF building from office to congregate housing in the C-1 Zoning District. Andrew H. Sullivan, Esq. for Paul & Suzanne Dilulio. **[Staff Recommendation]**
2. **S2020-009**
Property located at 644 Grove Street (Tax Map 126, Lot 38), an application to subdivide an existing parcel of 10,035 SF into two lots of 5,017 SF and 5,018 SF in the R-2 Zoning District. *Joseph M. Wichert, LLS for The RHK Street Bell Properties, LLC.*
[Staff Recommendation]
3. **CU2020-009**
Property located at 456 Union Street (Tax Map 73, Lot 30), an application for a reduction in required on-site parking from 52 spaces required to 20 provided for the use of congregate housing and support services in the R-3 Zoning District. *VHB for 1269 Café Ministries.*

SP2020-012
Property located at 456 Union Street (Tax Map 73, Lot 30), an application to change the use of an existing 21,344 SF building from a private school to congregate housing with support services, including outreach and recovery, in the R-3 Zoning District. *VHB for 1269 Café Ministries.*
[Staff Recommendation]
4. **SP2020-014**
Property located at 180-200 Woodbury Street (Tax Map 332A, Lot 2), an application to add up to 15 dwelling units to an existing apartment building with 108 units by renovating common interior space in the B-2 Zoning District. *Fuss and O'Neil for Carisbrook NH Associates, LLP.*
[Staff Recommendation]

5. **S-19-2016 Amendment**

Property located at 10 Rapids Lane (Tax Map 823, Lot 9-15), a request for relief of a condition of the previously approved Twin Brook subdivision regarding the location of the house in an R1-A Zoning District. Keach-Nordstrom Associates for Manny Sousa.

[Staff Recommendation]

IV. ADMINISTRATIVE MATTERS:

1. Review and approval of the Planning Board Minutes of May 21, 2020.
2. Any other business items from the Planning Staff or Board Members.

**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.**