



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

PLANNING & LAND USE MANAGEMENT

BUILDING REGULATIONS

CODE ENFORCEMENT DIVISION

COMMUNITY IMPROVEMENT PROGRAM

ZONING BOARD OF ADJUSTMENT

Leon L. LaFreniere, AICP
Director

Pamela H. Goucher, AICP
Deputy Director Planning & Zoning

Michael J. Landry, P.E., Esq.
Deputy Director Building Regulations

MANCHESTER PLANNING BOARD LIMITED PUBLIC HEARING / BUSINESS MEETING AGENDA Thursday, October 15, 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. LIMITED PUBLIC HEARING:

(Continued Item)

1. S2020-012

Properties located at 675 Coolidge Avenue (Tax Map 838, Lot 1), 685 Coolidge Avenue (Tax Map TPK6, Lot 5) and Tax Map 838, Lot 47, an application to adjust the lot line between TPK6-5 and 838-47, granting approximately 3 acres to TPK6-5, and eliminating the lot line between Lots 838-1 and TPK6-5 in the R-1B Zoning District. *Keach-Nordstrom Associates, Inc. for Coolidge Avenue Estates, LLC.* **[Staff Report]**

2. PDSP2020-005

Properties located at 675 Coolidge Avenue (Tax Map 838, Lot 1), 685 Coolidge Avenue (Tax Map TPK6, Lot 5), and Tax Map 838, Lot 47, a site-plan and planned development application for 9 dwelling units (8 new dwelling units and 1 existing dwelling unit), a private drive, and associated site improvements, in the R-1B Zoning District. *Keach-Nordstrom Associates, Inc. for Coolidge Avenue Estates, LLC.* **[Staff Report]**

III. BUSINESS MEETING:

1. S2020-005

Properties located at 300 Karatzas Avenue (Tax Map 747, Lot 6) and land at Tax Map 743, Lot 1B, an application for a subdivision to adjust the common lot line between the two lots, resulting in one lot of 161,241 SF and one lot of 575,578 SF in the R-1A Zoning District. *Eric C. Mitchell & Associates, Inc. for Jean Gagnon.* **[Staff Recommendation]**

2. **PDSP2020-006**

Properties located at 534 and 550 Old Wellington Road (Tax Map 645, Lots 4 and 5), an application to merge two lots totaling approximately 1.78 acres and to construct 20 townhouse units with associated site improvements in the R-SM Zoning District. *Granite Engineering, LLC for the Kevin H. Bourgeois Revocable Trust.* **[Staff Recommendation]**

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

IV. ADMINISTRATIVE MATTERS:

1. Review and approval of the Planning Board Minutes of September 17, 2020.
2. Letter from Mayor Craig requesting consideration of amending the subdivision and site plan fees.
3. 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>
