



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

PLANNING & LAND USE MANAGEMENT
BUILDING REGULATIONS
CODE ENFORCEMENT DIVISION
COMMUNITY IMPROVEMENT PROGRAM
ZONING BOARD OF ADJUSTMENT

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MANCHESTER PLANNING BOARD LIMITED PUBLIC HEARING / BUSINESS MEETING AGENDA Thursday, May 19, 2022 – 6:00 PM City Hall, Third Floor – Aldermanic Chambers

I. The Chairman calls the meeting to order and introduces Planning Board members and Planning staff.

II. LIMITED PUBLIC HEARING:

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 application complete and conduct a public hearing. A motion would be in order.

1. **SP2022-009**

Property located at 48 Brook Street (Tax Map 16, Lot 5), a change of use site plan application to convert an existing mixed-use office building into a 10-unit, multi-family apartment building in the R-3 Zoning District. *Samuel Hammerman.* **[Postponement Continued]**

II. BUSINESS MEETING:

1. **CU2022-011**

Property located at 625 Douglas Street (Tax Map 313, Lot 7A), a conditional use permit application for a proposed accessory dwelling unit of 744 SF above a detached two car garage in the R-2 Zoning District. *Matthew & Dorene Lortie.*

IMP2022-004

Property located at 625 Douglas Street (Tax Map 313, Lot 7A), an application to waive the \$1,530 school impact fee for an Accessory Dwelling Unit in the R-2 Zoning District. *Matthew & Dorene Lortie.* **[Staff Recommendation]**

2. **S2022-001**

Property located at 45 Windsor Avenue (Tax Map 731, Lot 20), a subdivision application to create two lots of 34,089 SF (Lot 20), and 22,000 SF (Lot 20B) in an R-1A Zoning District. *S & H Land Services, LLC for Ingo & Sylvia Hartmann.* **[Staff Recommendation]**

3. **S2022-003**

Property located at 792 and 800 Hall Street (Tax Map 59, Lot 16), a subdivision application of two existing structures on a single lot of record, resulting in two new lots of 2,860 SF (Lot 16A) and 2,846 SF (Lot 16) respectively, in the R-2 Zoning District. *Allen & Major Associates, Inc. for A&C*

Holdings LLC.

[Staff Recommendation]

4. SP2022-007

Property located on Candia Road (Tax Map 471, Lots 4 & 8), a site plan application to construct a 920 SF gas utilities building and an associated 64 SF data accessory building in the R-1B Zoning District. *Chi Engineering Services, LLC for Energy North Natural Gas Inc.*

[Staff Recommendation]

5. CU2022-012

Property located at 190 Zachary Road (Tax Map 727, Lot 1I), a conditional use permit application to reduce the number of on-site parking spaces from 156 spaces required to 95 spaces provided in order to build additions to an existing manufacturing and warehousing building in the IND and R-S Zoning Districts. *Granite Engineering, LLC. for API of NH Realty, LLC.*

SP2022-008

Property located at 190 Zachary Road (Tax Map 727, Lot 1I), a site plan application to build 34,500 SF of additional warehouse space and 3,500 SF of an elevated covered storage area onto an existing manufacturing and warehousing building, and associated site improvements in the IND and R-S Zoning Districts. *Granite Engineering, LLC. for API of NH Realty, LLC.*

[Staff Recommendation]

6. CU2022-013

Property located at 525 Hooksett Road (Tax Map 916, Lot 41A), a conditional use permit application to reduce the required on-site parking for the development of two drive-thru restaurants in the B-2 & R1-B Zoning Districts. *Allen & Major Associates, Inc. for Linear Retail Manchester #3 LLC.*

PDSP2022-003

Property located at 525 Hooksett Road (Tax Map 916, Lot 41A), a site plan and planned development application for the development of two drive-thru restaurants of 2,550 SF and 833 SF respectively, along with site improvements, on a current vacant parcel in the B-2 & R1-B Zoning Districts. *Allen & Major Associates, Inc. for Linear Retail Manchester #3 LLC.*

[Staff Recommendation]

III. ADMINISTRATIVE MATTERS:

1. Review and approval of the Planning Board Minutes of March 17, 2022 and April 7, 2022.
2. Any other business items from the Planning Staff or Board Members.