



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 PUBLIC HEARING & LIMITED BUSINESS MEETING AGENDA Thursday, March 2, 2023 – 6:00 PM City Hall, Third Floor – Aldermanic Chambers

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

II. PUBLIC HEARING:

1. *(Continued Item)*

SP2022-023

Property located at the intersection of S. Mammoth Road and Glacier Way (Tax Map 796, Lots 12 & 13), a site plan application for the construction of six residential townhome units within an IND Zoning District. *B. Mercuri for Patricia King*

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

2. **CU2023-001**

Property located at 104 Gordon Street (Tax Map 908, Lot 37) a conditional use permit application to construct an approximately 734 SF accessory dwelling unit within the front portion of an existing one-story single family residence in an R-1B Zoning District. *Tatyana and Pavel Belous.*

3. **CU2023-002**

Property located at 81 Rosecliff Lane (Tax Map 887 B, Lot 137) a conditional use permit application to construct an approximately 600 SF accessory dwelling unit above an existing, attached garage in an R-1B Zoning District. *Keith Mercier.*

4. **CU2022-034**

Property located at 581 Bridge Street (Tax Map 122, Lot 12), a conditional use permit for a private primary or secondary school as the principle use in an R-1B Zoning District. *Keach-Nordstrom Associates, Inc. for Roman Catholic Bishop of Manchester.*

CU2022-035

Property located at 581 Bridge Street (Tax Map 122, Lot 12), a conditional use permit for a reduction in required parking in an R-1B Zoning District. *Keach-Nordstrom Associates, Inc. for Roman Catholic Bishop of Manchester.*

SP2022-024

Property located at 581 Bridge Street (Tax Map 122, Lot 12), a site plan application for the razing of an existing two story building and all existing parking and site access, and to reconfigure the site for the proposed building additions and associated site improvements at Trinity High School, in an R-1B Zoning District. *Keach-Nordstrom Associates, Inc. for Roman Catholic Bishop of Manchester.*

5. S2023-001

Property located at 1208 Hanover Street (Tax Map 446, Lots 18 & 19), a subdivision application for the creation of one new buildable lot of 5,700 SF, with frontage on Foch Street, in an R-2 Zoning District. *Promised Land Survey, LLC for Sirron Development, LLC.*

6. SP2021-020

Property located at 100 McGregor Street (Tax Map 180, Lot 3), a request for a one-year extension of conditional, site plan approval, which was granted on April 7, 2022 for the proposed Solinsky Center addition. *Thomas C. Burns, P.E. for Catholic Medical Center.*

7. SP2021-021

Property located at 284 Notre Dame Avenue (Tax Map 186, Lot 3), a request for a one-year extension of conditional, site plan approval, which was granted on March 31, 2022 for the proposed Central Utility Plant. *Thomas C. Burns, P.E. for Catholic Medical Center.*

8. IMP2023-001

Property located at 73 Hanover Street (Tax Map 201, Lot 7), a school impact fee waiver request pertaining to a reduction in fees for the studio and one-bedroom apartments of less than 900 SF proposed on a property within the Central Business District (CBD). *Cronin, Bisson, & Zalinsky P.C. for CHONGOS, LLC.*

9. IMP2023-002

Property located at 409 Elm Street (Tax Map 166, Lot 1), a school impact fee waiver request pertaining to a further reduction in fees for the studio and one-bedroom apartments of less than 900 SF proposed on a property within the Central Business District (CBD). *Cronin, Bisson, & Zalinsky P.C. for Oak Leaf Homes, LLC.*

III. LIMITED BUSINESS MEETING:

1. CU2023-001

Property located at 104 Gordon Street (Tax Map 908, Lot 37) a conditional use permit application to construct an approximately 734 SF accessory dwelling unit within the front portion of an existing one-story single family residence in an R-1B Zoning District. *Tatyana and Pavel Belous.*

2. CU2023-002

Property located at 81 Rosecliff Lane (Tax Map 887 B, Lot 137) a conditional use permit application to construct an approximately 600 SF accessory dwelling unit above an existing, attached garage in an R-1B Zoning District. *Keith Mercier.*

3. IMP2023-001

Property located at 73 Hanover Street (Tax Map 201, Lot 7), a school impact fee waiver request pertaining to a reduction in fees for the studio and one-bedroom apartments of less than 900 SF proposed on a property within the Central Business District (CBD). *Cronin, Bisson, & Zalinsky P.C. for CHONGOS, LLC.*

4. IMP2023-002

Property located at 409 Elm Street (Tax Map 166, Lot 1), a school impact fee waiver request pertaining to a further reduction in fees for the studio and one-bedroom apartments of less than 900 SF proposed on a property within the Central Business District (CBD). *Cronin, Bisson, & Zalinsky P.C. for Oak Leaf Homes, LLC.*

IV. ADMINISTRATIVE MATTERS:

- 1.** 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.
