



# 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 ZONING BOARD OF ADJUSTMENT

#### PUBLIC HEARING / LIMITED BUSINESS MEETING

April 14, 2016 – 6:00 p.m.

~Board Decisions~

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*(Tabled from March 10, 2016)*

1. **ZO-16-2016**  
**211 Ash Street, Ward 2**

Michael Soucy proposes to maintain an accessory structure converted to a single family dwelling in the R-2 zone and seeks a **variance** from Sections **5.08** for more than one principal structure; **6.01** for lot size of 5,891 SF where 10,000 SF is required; **6.02** for lot width of 50' where 75' is required; **6.03 (B)** for rear yard setback of zero (0) feet where 20' is required; **6.03 (C)** for side yard setback of 2' where 20' is required; **6.04** for lot coverage of 68.1% where 60% is allowed; **6.06** for floor area ratio of .57 where .5 is allowed; **10.03 (B)** for 5 parking spaces where 6 are required and 5.12 for relief from Planning Board approval for a planned development, of the Zoning Ordinance, as per documents submitted through April 6, 2016. **GRANTED (4-1)**

*(Current Items)*

2. **ZO-22-2016**  
**89 Windswept Road, Ward 6**

Timberstone Development proposes to construct a new single family dwelling with an accessory dwelling unit in the R1-A zoning district and seeks a **special exception** from Section **5.11 (A)1** Accessory Dwelling Unit, of the Zoning Ordinance, as per documents submitted through March 11, 2016. **GRANTED (5-0)**

3. **ZO-23-2016**

**61 Eve Street, Ward 1**

Chris & Cynthia Induni propose to construct a new inground pool and maintain a shed within 4' of the rear lot line in the R-1A zoning district and seeks a **variance** from Section **8.29 (A)** Accessory Structures & Uses (2 counts) for the shed with less than 4' from the rear lot line and accessory structures with more than 25% lot coverage of the rear yard, of the Zoning Ordinance, as per documents submitted through March 15, 2016. **GRANTED (5-0)**

4. **ZO-24-2016**

**655 South Willow Street, Ward 9**

Brian Pratt (Agent) proposes to further subdivide Lot 2 to create new Lot 2B off of Faltin Drive and then redevelop Lot 2 into a retail shopping center with more than 132,000 SF of retail space in the B-2 zoning district and seeks a **variance** from Sections **6.04** for lot coverage of 85.6% where 75% is allowed; **9.09 (A)1** for allowing the freestanding sign for the city athletic field to remain as the third freestanding sign on the lot and within 150 feet from a new proposed sign on the lot and within 150 feet of a freestanding sign on an adjacent lot; **10.07 (G)** for not providing a 10 foot landscape perimeter along Driving Park Road and South Willow Street and **10.08 (C)** for three driveways greater than 36 feet in width on Lot 2, of the Zoning Ordinance, as per documents submitted through March 15, 2016. **GRANTED (5-0)**

5. **ZO-25-2016**

**Whalley Road - Map 675, Lot 43, Ward 9**

Gary Meehan (Agent) proposes to construct a single family dwelling on a lot that does not have minimum lot frontage for a depth of 100' and where the proposed residence is located within the required rear yard setback in the R-1B zoning district and seeks a **variance** from Section **6.02** Minimum Lot Width and **6.03 (B)** Rear Yard Setback, of the Zoning Ordinance, as per documents submitted through March 16, 2016. **TABLED FOR REVISED PLAN (5-0)**

6. **ZO-26-2016**

**51 Carolina Way, Ward 1**

Jeffrey Kelley (Agent) proposes to construct a single family dwelling on a lot with no frontage on an accepted street in the R1-A zoning district and seeks a **variance** from Section **6.02** Minimum Lot Frontage, of the Zoning Ordinance, as per documents submitted through March 19, 2016. **GRANTED (5-0)**

7. **ZO-27-2016**

**115 Oak Hill Avenue, Ward 2**

Kevin Ransom proposes to construct a 12'x16' shed in the front yard and within the required side yard setback, maintain parking spaces in front yard which results in more than one parking space in the front yard setback and maintain a deck in the rear yard setback in the R-1B zoning district and seeks a **variance** from Sections **6.03 (C)** Side Yard Setback, **8.29 (A)1** and **8.29 (A)3** Accessory Structures & Uses and **10.09 (B)** Parking Setbacks, of the Zoning Ordinance, as per documents submitted through March 17, 2016. **GRANTED (5-0) W/conditions: Shed, exclusive of 4 foot ramp, must be 8 feet from the street lot line and 4 feet from the side lot line.**

8. **ZO-28-2016**

**146 Arizona Street, Ward 1**

Philip Paquette (Agent) proposes to construct a new 16'x32' inground swimming pool with a concrete apron in the R-1A zoning district and seeks a **variance** from Section **6.04** Lot Coverage Greater than 40%, of the Zoning Ordinance, as per documents submitted through March 21, 2016. **GRANTED (5-0)**

9. **ZO-29-2016**

**250 Dubuque Street, Ward 11**

Louise Fontaine and Fred Fricker (Agents) propose to operate a restaurant serving alcohol in the R-2 zoning district and seek a **variance** from Section **5.10 (G)1** Restaurant up to 5,000 SF serving alcohol, of the Zoning Ordinance, as per documents submitted through March 29, 2016. **GRANTED (5-0) W/stipulation: Hours of operation 6:00 am to 10:00 pm. Applicant may apply to the ZBA to modify hours of operation after one year.**

10. **ZO-30-2016**

**1474 & 1514 Wellington Road, Ward 2**

Joseph Wichert (Agent) proposes to consolidate Lots 13X and 13Z on Tax Map 360, located at 1514 and 1474 Wellington Road respectively, and to further subdivide consolidated parcel into 12 lots within frontage on a new public street. Proposed subdivision will result in development activity within 50' of waterways or wetlands in the Lake Massabesic Protection Overlay District as shown on plan dated March 3, 2016 in the R-1A zoning district and seeks a **variance** from Section **7.11 (C)2** Lake Massabesic Protection Overlay District (7 counts), of the Zoning Ordinance, as per documents submitted through March 22, 2016. **GRANTED (5-0)**

11. **ZO-31-2016**

**95 Blackstone Street, Ward 9**

Scott Keenan (Agent) proposes to construct an expansion of the stair landing in the front yard setback in the R-1B zoning district and seeks a **variance** from Section **6.03(A)** Front Yard Setback, of the Zoning Ordinance, as per documents submitted through March 22, 2016. **GRANTED (5-0)**

12. **ZO-32-2016**  
**845 Second Street, Ward 10**

Kevin Isabelle (Agent) proposes to construct a 10'x10' addition to the rear restaurant building in the required side yard setback and an 8'x5' concrete pad in the B-2 zoning district and seeks a variance from Sections **6.03 (C)** Side Yard Setback and **6.04** Lot Coverage Greater than 75%, of the Zoning Ordinance, as per documents submitted through April 6, 2016. **GRANTED (5-0)**

13. **ZO-33-2016**  
**409 Beech Street, Ward 5**

Jonathan Halle (Agent) proposes to erect two 20'x30' (2 @ 600 SF) wall signs in addition to an existing projecting sign, all where one 20 SF sign is allowed by right in the R-3 zoning district and seeks a variance from Section **9.08 (A)1** Signs Permitted in Residential Districts (2 counts), of the Zoning Ordinance, as per documents submitted through April 5, 2016. **GRANTED (5-0)**

**III. BUSINESS MEETING:**

**1. ADMINISTRATIVE MATTERS:**

1. Review and approval of the March 10, 2016 Zoning Board of Adjustment Minutes.  
**Review and approval of the minutes was tabled to the May 12, 2016 Meeting.**