



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

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MANCHESTER PLANNING BOARD

LIMITED PUBLIC HEARING / BUSINESS MEETING AGENDA

Thursday, October 20, 2016 – 6:00 p.m.
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:

(Continued From October 6, 2016)

1. **[CU-20-2016](#)**

Property located at 470 Pine Street (Tax Map 7, Lot 1), a Conditional Use Permit application to allow commercial child day care use within the C-1 Zone. Tom Deblois for Tokena Corp.

[Staff Update]

2. **[S-22-2016](#)**

Properties located at Bedford Street (Tax Map 900, Lots 7, 7A & 9), a subdivision application to consolidate existing Lots 9, 7 and 7A with a portion of discontinued North Bedford Street and simultaneously subdivide into two new lots of approximately 41,609 SF (newly configured Lot 9) and 22,491 SF (newly configured Lot 7) in the AMX Overlay District. CLD Consulting Engineers for Bedford Lot Venture, LLC

[SP-21-2016](#)

Properties located at Bedford Street (Tax Map 900, Lots 7 and 9), a site plan application to construct a 6-story, 63,157 SF hotel, with ground floor retail and a parking deck, located in the existing Bedford Street parking lot at the corner of Spring and Commercial Streets, within the AMX Overlay District. CLD Consulting Engineers for Bedford Lot Venture, LLC

[Staff Update]

III. BUSINESS MEETING:

1. **S-11-2015/PD-06-2015**

Property located at 675 and 685 Coolidge Avenue (Tax Map and Lot Number 838-47, 838-1, and TPK 6-5), a request for an extension of conditional approval granted by the Planning Board on September 3, 2015. The project involved a lot line adjustment and consolidation plan and a subsequent planned development of single family dwelling units. Joseph M. Wichert, LLS, Inc. and Northpoint Engineering, LLC for Coolidge Avenue Estates, LLC

2. **S-11-2016**

Property located on River Road and Union Street (Tax Map 216, Lot 2 & 3), an application to adjust the lot line between Tax Map 216 Lot 2 and Tax Map 216 Lot 3, with a total area of approximately 25.3 acres, and a subsequent subdivision of Lot 2 into 25 single family lots on a new street in the R-1A Zone. *CLD Consulting Engineers for Manning Hill, LLC*

[Staff Recommendation]

3. **S-13-2016**

Property located at 795 Grove Street (Tax Map 129, Lot 1), an application to subdivide one parcel of approximately 21,638 SF into two parcels of approximately 18,084 SF (for the parent lot) and 3,554 SF (for new Lot 1A) within the RDV Zone. Tyler P. Haynes, McLane Middleton for Cellco Partnership d/b/a Verizon Wireless and Grove Street City Storage, LLC

[Staff Recommendation]

4. **S-19-2016**

Property located at Cohas Avenue (Tax Map 823, Lot 9), a subdivision application to subdivide one parcel of 30.926 acres into 28 new single-family lots, new public streets, and associated site improvements within the R-1A Zone. Keach Nordstrom Associates, Inc. for Sterling Home in Manchester, LLC

[Staff Report]

5. **S-20-2016**

Property located at 214 Groveland Avenue (Tax Map 492, Lot 2), a subdivision application to consolidate one parcel with a discontinued Way, separate deeded parcels, and adjust the common lot line between Lot 2 and new Lot 2A with approximately 1,260 SF added to Lot 2 within the R-1A Zone and Lake Massabesic Protection Overlay District. Joseph M. Wichert, LLS, Inc. for Thomas R. Cifelli

[Staff Recommendation]

6. **S-21-2016**

Property located at 1852 Lake Shore Road (Tax Map 485, Lot 13), a subdivision application to subdivide one parcel of approximately 86,981 SF into two lots of approximately 21,539 SF (Lot 13) and 65,442 SF (Lot 13A) within the R-1A Zone and the Lake Massabesic Protection Overlay District. Joseph M. Wichert, LLS, Inc. for LeClerc Family Rev. Tr. Of 2000

[Staff Recommendation]

7. **S-22-2016**

Properties located at Bedford Street (Tax Map 900, Lots 7, 7A & 9), a subdivision application to consolidate existing Lots 9, 7 and 7A with a portion of discontinued North Bedford Street and simultaneously subdivide into two new lots of approximately 41,609 SF (newly configured Lot 9) and 22,491 SF (newly configured Lot 7) in the AMX Overlay District. CLD Consulting Engineers for Bedford Lot Venture, LLC

[Staff Recommendation]

SP-21-2016

Properties located at Bedford Street (Tax Map 900, Lots 7 and 9), a site plan application to construct a 6-story, 63,157 SF hotel, with ground floor retail and a parking deck, located in the existing Bedford Street parking lot at the corner of Spring and Commercial Streets, within the AMX Overlay District. CLD Consulting Engineers for Bedford Lot Venture, LLC

8. **SP-19-2016**

Properties located at 67 Central Street (Tax Map 168, Lots 2, 3, 13, and 14), a site-plan application to construct a 95,750 SF hotel with 97 parking spaces and associated site improvements in the Central Business District and the Arena Overlay District. AB Ventures, LLC for E&R Laundry and Dry Clean, Inc., BOTCO NH, and Christos G. Tsiaras **[Staff Recommendation]**

9. **CU-18-2016**

Property located at 269 Hanover Street (Tax Map 83, Lot 24), a Conditional Use Permit application to allow for a commercial surface parking lot use within the R-3 Zone. CLD Consulting Engineers for 2DC, LLC

SP-20-2016

Property located at 269 Hanover Street (Tax Map 83, Lot 24), a site plan application for a proposed 22 space parking lot within the R-3 Zone. CLD Consulting Engineers for 2DC, LLC **[Staff Recommendation]**

10. **CU-20-2016**

Property located at 470 Pine Street (Tax Map 7, Lot 1), a Conditional Use Permit application to allow commercial child day care use within the C-1 Zone. Tom Deblois for Tokena Corp.

11. Review of new applications for regional impact and comment by the Manchester Conservation Commission.

12. Staff and Board discussion of Impact Fees.

IV. ADMINISTRATIVE MATTERS:

1. Review and approval of the Planning Board Minutes of September 1, 2016 and September 15, 2016.

2. Any other business items from the Planning Staff or Board Members.