



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

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MANCHESTER PLANNING BOARD

LIMITED PUBLIC HEARING / BUSINESS MEETING AGENDA

December 01, 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. PUBLIC HEARING:

(Continued)

1. **S-09-2016**

Property located at 401 South Mammoth Road (Tax Map 856 Lot 3), an application to subdivide one parcel of approximately 2.9 acres into 8 single family lots on a new public street within the R-1B zone. Joseph M. Wichert, LLS, Inc. for John Giovaqoli Rev Trust

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

2. **S-23-2016**

Property located at 30 Jones Street (Tax Map 171, Lot 11), an application to subdivide one parcel of approximately 10,007 SF into two parcels of approximately 5,002 SF (for the parent lot) and 5,005 SF (for new lot 11A) in an R-2 District. Joseph M. Wichert, LLS for The FIMBY, LLC c/o Attorney Andrew Sullivan.

3. **SP-22-2016**

Property located at 1234 River Road (Tax Map 420, Lot 1C), a site plan application to change the use of an approximately 7,900 SF building from a women's correctional facility to a religious center that will host a variety of religious uses, including services, classes, and counseling, and provide sleeping accommodations for visitors in the R-1A District. Cronin, Bisson & Zalinsky, P.C. for Lubavitch of New Hampshire.

CU-21-2016

Property located at 1234 River Road (Tax Map 420, Lot 1C), an application for a Conditional Use permit to allow a church in the R-1A District. *Cronin, Bisson & Zalinsky, P.C. for Lubavitch of New Hampshire.*

CU-28-2016

Property located at 1234 River Road (Tax Map 420, Lot 16), an application for a conditional use permit to allow a reduction in parking from 46 spaces required to 12 existing parking spaces. *Cronin, Bisson & Zalinsky, P.C. for Lubavitch of New Hampshire.*

4. **SP-23-2016**

Property located at 196 Blaine Street (Tax Map 196, Lot 20), a site plan application to rebuild and expand the existing Blaine Street Substation and associated site improvements in the B-2 & R-3 Districts. *Nick Golon, P.E., TF Moran, Inc. for Public Service Company of New Hampshire.*

5. **SP-24-2016**

Property located at 225 Eddy Road (Tax Map TPK6, Lot 7A), a site plan application to change the use of an existing building of approximately 2,004 SF from an office use to a wholesale car dealership with associated display area in the B-2 District. *Joseph M. Wichert, LLS for AphroditeGeorgopoulos Rev. Trust (owner) and Joseph Zagarella on behalf of Platinum Auto Wholesale, LLC (lessee).*

6. **CU-23-2016**

Property located at 267 Wilson Street (Tax Map 342, Lot 19) and on Tax Map 109, Lot 4, an application for a Conditional Use permit to reduce the required on-site parking and allow off-site parking for Hope for NH Recovery Center, other non-profit tenants, and 11 units of multifamily housing and 12 units of congregate housing, all in the RDV District. *CLD Consulting Engineers for 267 Wilson Street LLC.*

CU-24-2016

Property located at 267 Wilson Street (Tax Map 342, Lot 19), an application for a Conditional Use permit to allow eight additional units of congregate housing in the existing building in the RDV District. *CLD Consulting Engineers for 267 Wilson Street LLC.*

7. **CU-26-2016**

Property located at 865 Second Street (Tax Map 652, Lot 8), an application for a Conditional Use Permit to allow a Church use in the R-1B District. *Lighthouse Calvary Chapel.*

8. **CU-27-2016**

Property located at 173 Queen City Ave (Tax Map 435 Lot 17), an application for a Conditional Use Permit to allow three units of congregate housing in the B-2 District. *Easter Seals NH, Inc.*

III. LIMITED BUSINESS MEETING:

(On the Table)

1. **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. **[Remain on Table]**

(Current Items)

2. **CU-23-2016**
Property located at 267 Wilson Street (Tax Map 342, Lot 19) and on Tax Map 109, Lot 4, an application for a Conditional Use permit to reduce the required on-site parking and allow off-site parking for Hope for NH Recovery Center, other non-profit tenants, and 11 units of multifamily housing and 12 units of congregate housing, all in the RDV District. CLD Consulting Engineers for 267 Wilson Street LLC.

CU-24-2016

Property located at 267 Wilson Street (Tax Map 342, Lot 19), an application for a Conditional Use permit to allow eight additional units of congregate housing in the existing building in the RDV District. CLD Consulting Engineers for 267 Wilson Street LLC.

4. **CU-26-2016**
Property located at 865 Second Street (Tax Map 652, Lot 8), an application for a Conditional Use Permit to allow a Church use in the R-1B District. Lighthouse Calvary Chapel.

5. **CU-27-2016**
Property located at 173 Queen City Ave (Tax Map 435 Lot 17), an application for a Conditional Use Permit to allow three units of congregate housing in the B-2 District. Easter Seals NH, Inc.

IV. ADMINISTRATIVE MATTERS:

1. Review and approval of the Planning Board Minutes of October 20, 2016 and November 3, 2016.
2. Review of proposed signage for Trinity High School on referral from the Land & Buildings Committee of the Board of Mayor and Aldermen.
3. Review of letter from homeowner in Filips Glen.
4. Review of proposed Planning & Community Development calendar for 2017.
5. 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.
The order of the agenda is subject to change on the call of the Chairman.