



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Leon L. LaFreniere, AICP
Director

Planning & Land Use Management
Building Regulations
Community Improvement Program
Zoning Board of Adjustment

Pamela H. Goucher, AICP
Deputy Director Planning & Zoning

Michael J. Landry, PE, Esq.
Deputy Director Building Regulations

MANCHESTER PLANNING BOARD BUSINESS MEETING AGENDA December 15, 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. BUSINESS MEETING:

(Current Items)

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 Giovagnoli Rev. Trust.

[Staff recommends item be placed on table.]

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.

[Staff Recommendation]

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.

[Staff Recommendation]

[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.* **[Staff Recommendation]**

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 Aphrodite Georgopoulos Rev. Trust (owner) and Joseph Zaqarella on behalf of Platinum Auto Wholesale, LLC (lessee).* **[Staff Recommendation]**

(Current Item)

6. **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]**

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

III. ADMINISTRATIVE MATTERS:

1. Review and approval of the Planning Board Minutes of October 20, 2016 and November 3, 2016.
2. Any other business items from the Planning Staff or Board Members.