



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

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MANCHESTER PLANNING BOARD

LIMITED PUBLIC HEARING / BUSINESS MEETING AGENDA

Thursday, January 19, 2017 – 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 January 5, 2017)

1. **SP-25-2016**

Property located at 15 Riverwalk Way (Tax Map 909, Lot 4zz), an application for a site plan amendment (to SP-01-2004/PD-01-2004 and SP-19-2013/PD-06-2013) for the Riverwalk Place Townhomes. The applicant proposes to install a gated entry with landscape enhancements on the private way. Aaron Holt, Firefox Property Management for Riverwalk Place Condominium Association. **[Request for Postponement Until February 2]**

III. BUSINESS MEETING:

(Tabled Items)

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 SF lots, new public streets, and associated site improvements within the R-1A zone. Keach Nordstrom Assoc. Inc. for Sterling Homes in Manchester, LLC. **[Remain on Table]**

(Current Items)

2. **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 Revocable Trust. **[Staff recommendation may be available for meeting]**

3. **SP-26-2016**
Property located at 49 Ashland Street (Tax Map 51, Lot 7A), a site plan application to change the use of an approximately 18,720 SF, 3-story school building into professional office space in the R-2 District. Jones & Beach Engineers, Inc. for PT Development Group, LLC.
[Staff recommendation]
4. Review of new applications for regional impact and comment by the Manchester Conservation Commission.

IV. ADMINISTRATIVE MATTERS:

1. Review and approval of the Planning Board Minutes of December 1, 2016 and December 15, 2016.
2. Any other business items from the Planning Staff or Board Members.