



# CITY OF MANCHESTER

## PLANNING AND COMMUNITY DEVELOPMENT

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Planning & Land Use Management  
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### MANCHESTER PLANNING BOARD LIMITED PUBLIC HEARING / BUSINESS MEETING AGENDA February 02, 2017 – 6:00 p.m. City Hall, Third Floor – Aldermanic Chambers

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I. The Chairman calls the meeting to order and introduces Planning Board Members and Planning Staff.

II. SPECIAL PUBLIC HEARING:

1. [Proposed amendments to the Impact Fees of the Zoning Ordinance.](#)

III. REGULAR PUBLIC HEARING:

*(Continued from January 5, 2017 and January 19, 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.](#)

*(New Items)*

*With respect to the applications below, 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 accept the applications and conducts a public hearing. A motion would be in order*

2. **SP-36-2015**  
Property located at Sundial Avenue (Tax Map 435, Lot 9A), a request for an extension of conditional approval granted by the Planning Board on February 4, 2016. The approval was for the construction of a 48-unit, four-story apartment building with below-grade and surface parking. *SMC Sundial, LP*

3. **S-01-2017**  
Property located at 100 Knowlton Street and 33 Stone Lane (Tax Map 421, Lots 4, 4A, & 39), a subdivision application to adjust the common lot lines between Lots 4 and 4A, between Lots 39 and 4A, and reducing Lot 4A from 21,747 SF to 12,019 SF in the R-1B District. *Joseph M. Wichert, LLS, Inc. for Dorothy H. Powers and Donna Collier & Real C. Mailhot.*
4. **SP-29-2016**  
Property located at 700 Hanover Street (Tax Map 135, Lot 22), a site plan application to amend a previous application (SP-16-2010) for Hanover Hill Health Care with a proposed 3,310 SF building addition, a modified parking area and a relocated dumpster, generator and transformer in the R1-B District. *CLD Consulting Engineers for Hanover Hill Nursing Home Inc.*
5. **SP-01-2017**  
Property located at 2305 Brown Avenue (Tax Map 783, Lot 1D), a site plan application to change the use of 2,570 square feet of retail space to a dentist's office in the B-2 District. *TF Moran, Inc. for Brownchester, LLC.*  
**CU-01-2017**  
Property located at 2305 Brown Avenue (Tax Map 783, Lot 1D), a conditional use permit for a reduction in required parking from 23 to 21 parking spaces in the B-2 District. *TF Moran, Inc. for Brownchester, LLC.*
6. **SP-02-2017/PD-01-2017**  
Property located at 707 Huse Road (Tax Map 666, Lot 6), a site plan application to change the use of 21,995 SF of retail space to an indoor gym/restaurant for Cowabunga's Fun Center in the B-2 District. *TF Moran Inc. for Cowabunga's.*
7. **CU-03-2017**  
Property located at 200 Perimeter Road (Tax Map 651A, Lot 1), a conditional use permit for a reduction in the required parking for an indoor health and fitness center located in the Industrial District. *Keach-Nordstrom Associates, Inc. for Amber Perimeters Associates, LLC.*

**IV. BUSINESS MEETING:**

*(Tabled Item)*

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.*

*(Current Items)*

2. **SP-36-2015**

Property located at Sundial Avenue (Tax Map 435, Lot 9A), a request for an extension of conditional approval granted by the Planning Board on February 4, 2016. The approval was for the construction of a 48-unit, four-story apartment building with below-grade and surface parking. *SMC Sundial, LP*

3. **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.*

4. **CU-03-2017**

Property located at 200 Perimeter Road (Tax Map 651A, Lot 1), a conditional use permit for a reduction in the required parking for an indoor health and fitness center located in the Industrial District. *Keach-Nordstrom Associates, Inc. for Amber Perimeters Associates, LLC.*

**V. ADMINISTRATIVE MATTERS:**

1. [Review and approval of the Planning Board Minutes of December 1, 2016, January 5, 2017 and January 19, 2017.](#)
2. [Any other business items from the Planning Staff or Board Members.](#)