



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

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

Leon L. LaFreniere, AICP
Director

Pamela H. Goucher, AICP
Deputy Director Planning & Zoning

Matthew M. Sink
Deputy Director Building Regulations

MANCHESTER PLANNING BOARD LIMITED PUBLIC HEARING / BUSINESS MEETING April 04, 2013 – 6:00 p.m. City Hall, Third Floor – Aldermanic Chambers

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

II. **PUBLIC HEARING:**

(New Subdivision, Site Plan and Conditional Use Permits)

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 conduct a public hearing. A motion would be in order.

1. **[S-05-2013](#)**

Property located at 92 McQuesten Street (Tax Map TPK-1, Lot 27), an application to subdivide the property into two lots: The existing single family dwelling unit is to remain on Lot 27 (with approximately 6,500 SF) and a new buildable lot for a single family dwelling unit on Lot 27-A (with approximately 5,500 SF) will be created. Don Duval, LLS for 92 MCQ, LLC

CU-03-2013

Property located at 92 McQuesten Street (Tax Map TPK-1, Lot 27), an application for a Conditional Use Permit for the creation of a single family buildable lot of approximately 5,500 SF with 55 feet of frontage in the R-2 Zoning District, per Section 6.10 of the Zoning Ordinance. Don Duval, LLS for 92 MCQ, LLC

2. **[SP-05-2013](#)**

Property located at 416 and 420 Belmont Street, at the intersection of Massabesic Street (Tax Map 131, Lots 35 and 36), a site plan application to create a parking lot with eleven spaces for tenants, with access from Cedar Street. Duval Survey, LLC for Formosa Co. LLC

3. **[SP-06-2013 / PD-03-2013 \(Amendment to SP-13-2012 / PD-02-2012\)](#)**

Property located at 1525 South Willow Street (Tax Map 874, Lot 1A), an application for a Site Plan and Planned Development amendment for a building addition of approximately 7,320 SF (for a restaurant lessee) and an ATM kiosk of approximately 235 SF located in the parking field. CLD Consulting Engineers for South Willow Properties, LLC c/o Brookhill Management

CU-05-2013 (Amendment to CU-12-2012)

Property located at 1525 South Willow street (Tax Map 874, Lot 1A), an application for a Conditional Use Permit to allow a reduction in parking to 651 parking spaces (associated with SP-06-2013 / PD-03-2013) where 698 parking spaces would normally be required. CLD Consulting Engineers for South Willow Properties, LLC c/o Brookhill Management

4. **CU-06-2013**

Property located at 60 Rogers Street, an application for a Conditional Use Permit to allow a mix of uses in approximately 76,216 SF of leasable tenant space while maintaining 130 on-site parking spaces. CLD Consulting Engineers for Tom DeBlois

III. LIMITED BUSINESS MEETING:

(Tabled from March 21, 2013)

1. **S-04-2013**

Property located on Cohas Avenue (Tax Map 823, Lot 9 and Tax Map 825, Lot 30), Brickett Road (Tax Map 825, Lot 3E and Tax Map 825, Lot 3F), and Island Pond Road (Tax Map 823, Lot 2 and Tax Map 823, Lot 2A), an application for lot line adjustments resulting in transfers of area between lots. Sterling Homes, LLC for Stephan Walters [Staff Report]

2. **S-03-2013**

Property located on Cohas Avenue (Tax Map 823, Lot 30) with an area of approximately 504,142 SF (11.57 acres) an application to subdivide property into (12) single family home building lots on a new city street, with a cul-de-sac and underground utilities. Sterling Homes, LLC for Stephan Walters [Staff Report]

(Current Item)

CU-06-2013

Property located at 60 Rogers Street, an application for a Conditional Use Permit to allow a mix of uses in approximately 76,216 SF of leasable tenant space while maintaining 130 on-site parking spaces. CLD for Tom DeBlois

IV. ADMINISTRATIVE MATTERS:

1. Review and approval of the Planning Board Minutes of February 7, 2013, February 21, 2013, March 7, 2013 and March 21, 2013.

2. [Any other items from Board or Staff.](#)