



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

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Director

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

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Deputy Director Planning & Zoning

Matthew M. Sink
Deputy Director Building Regulations

October 26, 2016

Alderman Patrick Long, Chairman
Committee on Lands and Buildings
One City Hall Plaza
Manchester, New Hampshire 03101

Re: Private-sector request to acquire City-owned parcel on Kalisz Lane, Lot 485-26

Dear Alderman Long and Members of the Committee:

The City has received a request to purchase a City-owned parcel, identified as lot 485-26, on Kalisz Lane. The purpose of this letter is to provide a response from the Planning and Community Development Department (PCD), pursuant to Sections 34.15-25 of the Code of Ordinances.

PCD recommends that it would be in the City's interest to return this tax-deeded parcel to the private sector. There appears to be no public purpose to which the lot would reasonably be put, and sale of the lot would not be inconsistent with the Master Plan.

PCD also recommends that a restriction be placed on the sale of lot 485-26 that it shall be merged with an adjacent lot, if an adjacent lot is owned by the purchaser. The petitioner, Mr. Pelissier, owns an adjacent lot, which is lot 485-15. As presently configured, lot 485-26 does not comply with the Zoning Ordinance. It is a goal of the Ordinance, and the Planning Board's regulations, to eliminate nonconforming lots, when possible.

If the Committee is inclined to return the parcel to the private sector, please note that Section 34.21 of the Code of Ordinances requires that City-owned lots must first be declared "surplus" and then disposed of by general public sale, such as by public auction.

If you have any questions, staff from the Planning Department will be available at your meeting.

Sincerely,

Jeffrey Belanger, AICP
Senior Planner

Cc: Kevin Sheppard, PE, Director of Public Works