



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

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MANCHESTER PLANNING BOARD PUBLIC HEARING / BUSINESS MEETING AGENDA July 21, 2016 – 6:00 p.m.

**** Carol M. Rines Center, 1528 Elm Street, Room 164, Manchester, NH 03101 ****

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

II. PUBLIC HEARING:

(With respect to the following applications, 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 determine the applications complete and conduct a public hearing. A motion would be in order.)

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

2. **S-10-2016**

Property located at 51 Platts Avenue and 162 Holt Avenue (Tax Map 248, Lots 41 and 48), a subdivision application to adjust the lot line between Lots 41 and 48 with approximately 3,595 SF transferring from Lot 41 to Lot 48 within the R-1B Zone. Joseph M. Wichert, LLS, Inc. for Constance Harvey and Joseph & Debra Malynn

3. **S-11-2016**

Property located on River Road and Union Street (Tax Map 216, Lot 2 & 3), an application to adjust the lot line between Tax Map 216 Lot 2 and Tax Map 216 Lot 3, with a total area of approximately 25.3 acres, and a subsequent subdivision of Lot 2 into 25 single family lots on a new street in the R-1A Zone. CLD Consulting Engineers for Manning Hill, LLC

4. **SP-04-2016**

Properties located at 401-419 South Willow Street (Tax Map 300, Lots 6, 7 & 8), a site plan application to redevelop existing commercial property with a new 5,000 SF retail building and associated site improvements within the B-2 Zone. Shawn Smith for One Wall Street LLC & Brickwater LLC

5. **PD-04-2016**

Property located at 8 Goffstown Road (Tax Map 775, Lot 8), an application to construct a planned development with a private street and 7 single-family homes on one parcel of 8.24 acres, with 9,820 square feet of permanent wetland impacts and associated site improvements. Keach-Nordstorm Associates, Inc. for Michael D. Tancreti, Trustee & DE Desharnais, Trustee MTEA Realty Trust

III. BUSINESS MEETING:

(Tabled Item)

1. **S-02-2016**

Property located at 336 & 312 Mystic Street (Tax Map 696, Lots 7 and 8), an application to subdivide two parcels of 26,069 and 21,887 SF into four lots (two new building lots with frontage on Slade Avenue and Rose Avenue) within the R-1B Zone. Joseph M. Wichert, LLS, Inc. for Lacombe Trust

(Current Items)

2. **S-10-2016**

Property located at 51 Platts Avenue and 162 Holt Avenue (Tax Map 248, Lots 41 and 48), a subdivision application to adjust the lot line between Lots 41 and 48 with approximately 3,595 SF transferring from Lot 41 to Lot 48 within the R-1B Zone. Joseph M. Wichert, LLS, Inc. for Constance Harvey and Joseph & Debra Malynn

IV. ADMINISTRATIVE MATTERS:

1. Review and approval of the Planning Board Minutes of June 16, 2016.

2. Any other business items from the Planning Staff or Board Members.

Full text of the agenda items is on file for review in the Planning & Community Development Department.
The order of the agenda is subject to change on the call of the Chairman.