



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

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MANCHESTER PLANNING BOARD

LIMITED PUBLIC HEARING / BUSINESS MEETING

August 18, 2016 – 6:00 p.m.
Carol M. Rines Center, 1528 Elm Street, Room 164

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- I. Chairman calls the meeting to order and introduces Planning Board Members and Planning Staff.
 - II. CONTINUED PUBLIC HEARING:
 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 Giovaqoli Rev Trust
[Request for postponement until September 1st]
 2. [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
[Staff Report]
 3. [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
[Staff Report]

III. BUSINESS MEETING:

1. **S-12-2016**
Property located at 407 Prescott Street (Tax Map 312, Lot 4), an application to subdivide one parcel of 11,600 SF into two parcels of approximately 5,800 SF and 5,800 SF within the R-3 Zone. The proposal is to keep the two-family residence on the parent lot and to create a new buildable lot for a two-family residence. Tom Huot, S&H Land Services for Granite Properties of New England, LLC **[Staff Recommendation]**

2. **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 **[Action on Requested Waiver Required]**

3. Review of new applications for regional impact and comment by the Manchester Conservation Commission.

IV. ADMINISTRATIVE MATTERS:

1. Review and approval of the August 4, 2016 Planning Board Minutes

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