



# 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

Michael J. Landry, PE, Esq.  
Deputy Director Building Regulations

### **REVISED**

#### MANCHESTER ZONING BOARD OF ADJUSTMENT PUBLIC HEARING / LIMITED BUSINESS MEETING AGENDA

November 12, 2015 – 6:00 p.m.

City Hall, Third Floor – Aldermanic Chambers

---

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

II. PUBLIC HEARING:

*(Tabled from October 8, 2015)*

1. **ZO-124-2015**

Newton Kershaw, III (Agent) proposes to not pay impact fee and seeks a **variance** from Section 13.03 (A) Assessment of Impact Fees, as per documents submitted through September 24, 2015 in Ward 3, District CBD of the Zoning Ordinance at **235 Hanover Street.**

2. **ZO-130-2015**

Benjamin Alphonso proposes to add one new parking space and seeks a **variance** from Section 10.09 (B) Parking, Setbacks, as per documents submitted through November 4, 2015 in Ward 5, District R-1B of the Zoning Ordinance at **145 Huntington Avenue.**

3. **ZO-133-2015**

Daniel Goulet proposes to maintain existing deck within required rear and side yard setbacks and construct a new parking space within 4 feet of property line and seeks a **variance** from Sections 6.03 (B) Rear Yard Setback, 6.03 (C) Side Yard Setback and 10.09 (B) Parking, Setbacks, as per documents submitted through November 4, 2015 in Ward 5, District R-1B of the Zoning Ordinance at **131 Huntington Avenue.**

*(Current)*

4. **ZO-140-2015**

Paul & Sandra Marcoux propose to build an 8'x15' shed within required front (street) yard setback and seek a **variance** from Section 8.29 (A)1 Accessory Structures & Uses, as per documents submitted through September 28, 2015 in Ward 6, District R-1A of the Zoning Ordinance at **119 Windswept Road.**

5. [\*\*ZO-141-2015\*\*](#)  
[Sinesio & Margot Amboni propose to maintain a 6' fence on top of a 2' high retaining wall and seek a \*\*variance\*\* from Section 8.27 \(C\) Fences, Walls, as per documents submitted through September 30, 2015 in Ward 5, District R-2 of the Zoning Ordinance at \*\*219 Massabesic Street.\*\*](#)
6. [\*\*ZO-142-2015\*\*](#)  
[Thomas Huot \(Agent\) proposes to build a 20'x24' two-story garage 1.3' from the rear lot line, with accessory structures occupying more than 25% of the rear yard area and lot coverage of 70% where 50% maximum is allowed and seeks a \*\*variance\*\* from Sections 6.04 Lot Coverage and 8.29 \(A\)3 \(2 counts\) Accessory Structures & Uses, as per documents submitted through October 13, 2015 in Ward 1, District R-1B of the Zoning Ordinance at \*\*302 North Bay Street.\*\*](#)
7. [\*\*ZO-143-2015\*\*](#)  
[Tom Huot \(Agent\) proposes to maintain existing parking within one foot of side lot line; reconfigure parking due to addition to allow one required parking space in minimum front yard setback; and maintain existing retaining wall greater than 4' in height within 10' of lot line and seeks a \*\*variance\*\* from Section 8.27 \(D\) Fences, Walls and 10.09 \(B\) and 10.09 \(B\)1 Parking, Setbacks, as per documents submitted through October 14, 2015 in Ward 9, District R-1B of the Zoning Ordinance at \*\*34 Gem Drive.\*\*](#)
8. [\*\*ZO-144-2015\*\*](#)  
[George Krause proposes to maintain expansion of driveway for 2 parking spaces and create a 3rd space on the existing driveway and seeks a \*\*variance\*\* from Sections 10.09 \(B\) and 10.09 \(B\)2 Parking, Setbacks, as per documents submitted through October 15, 2015 in Ward 8, District R-1B of the Zoning Ordinance at \*\*165 Sherwood Drive.\*\*](#)
9. [\*\*ZO-145-2015\*\*](#)  
[Stephen McLaughlin proposes to erect a 4' high wrought iron fence within the visual clearance triangular area and seeks a \*\*variance\*\* from Section 8.27 \(E\) Visibility at Corners, as per documents submitted through October 16, 2015 in Ward 2, District C-1 of the Zoning Ordinance at \*\*176 Walnut Street.\*\*](#)
10. [\*\*ZO-146-2015\*\*](#)  
[Derek Bond proposes to create driveway/parking spaces \(2\) within the side and front yard areas and seeks a \*\*variance\*\* from Sections 10.09 \(B\) and 10.09 \(B\)1 Parking, Setbacks, as per documents submitted through October 15, 2015 in Ward 4, District R-1B of the Zoning Ordinance at \*\*31-33 Hubbard Street.\*\*](#)
11. [\*\*ZO-147-2015\*\*](#)  
[Loraine Haley proposes to maintain existing shed in required side yard setback and allow lot coverage of 17% where 15% is permitted and seeks a \*\*variance\*\* from Sections 6.04 Lot Coverage and 8.29 \(A\) Accessory Structures & Uses, as per documents submitted through October 21, 2015 in Ward 12, District R-S of the Zoning Ordinance at \*\*1810 Front Street.\*\*](#)

12. [\*\*ZO-148-2015\*\*](#)  
[Mark Gosselin & Jeff Foy propose to build a one-story addition \(approximately 23'x24' attaching existing garage to primary structure with a 6' rear yard and a 1.6' side yard setback where 20' is required; also, reconfigure existing non-conforming parking and seeks a \*\*variance\*\* from Sections 6.03 \(B\) Rear Yard Setback, 6.03 \(C\) Side Yard Setback, 10.09 \(B\) Parking, Setbacks and 11.04 \(F\) Expansion of Non-Conforming Use Created by Variance, as per documents submitted through October 21, 2015 in Ward 10, District R-1B of the Zoning Ordinance at \*\*631 South Main Street.\*\*](#)
13. [\*\*ZO-149-2015\*\*](#)  
[David Chapin proposes to maintain conversion of garage to mud room and create front yard parking, install a 6'x12' shed 0' from the side property line and reconstruct a 3 season porch 2.5' larger with a 6' side yard setback and seeks a \*\*variance\*\* from Sections 6.03 \(C\) Side Yard Setback, 8.29 \(A\) Accessory Structures & Uses and 10.09 \(B\) Parking, Setbacks, as per documents submitted through October 16, 2015 in Ward 10, District R-1B of the Zoning Ordinance at \*\*252 Saint James Avenue.\*\*](#)
14. [\*\*ZO-150-2015\*\*](#)  
[Ronald Torgersen \(Agent\) proposes to create a 3rd parking space within front/side yard setback and seeks a \*\*variance\*\* from Section 10.09 \(B\) Parking, Setbacks, as per documents submitted through October 19, 2015 in Ward 6, District R-1B of the Zoning Ordinance at \*\*343 Megan Drive.\*\*](#)
15. [\*\*ZO-151-2015\*\*](#)  
[Joseph Wichert \(Agent\) proposes to subdivide property; on Lot 14, maintain a single family dwelling with front yard parking space and create Lot 14A with 99.5' of lot depth where 100' is required and seeks a \*\*variance\*\* from Sections 10.09 \(B\) Parking, Setbacks at Lot 14 and 6.02 Minimum Lot Width at Lot 14A, as per documents submitted through October 26, 2015 in Ward 10, District R-1B of the Zoning Ordinance at \*\*191 Brock Street.\*\*](#)
16. [\*\*ZO-152-2015\*\*](#)  
Dennis Mires (Agent) proposes to build an addition onto rear of dwelling with a 14' side yard setback where 20' is required and seeks a **variance** from Section 6.03 (C) Side Yard Setback, as per documents submitted through November 2, 2015 in Ward 1, District R-1A of the Zoning Ordinance at **2429 Elm Street.**
17. [\*\*ZO-153-2015\*\*](#)  
Douglas Sepessy proposes to maintain 8'x24' parking space for commercial vehicle (granted May 13, 2015, Case #55-ZO-2010) within 4' of building and street property line, maintain 8'x10' shed within 4' of rear property line and increase driveway width to 28' and seeks a **variance** from Sections 8.29 (A) Accessory Structures & Uses, 10.08 (C) Driveways, Width and 10.09 (B) Parking, Setbacks, as per documents submitted through November 2, 2015 in Ward 1, District R-1A of the Zoning Ordinance at **88 Arizona Street.**

18. **ZO-154-2015**

John Cronin, Esq. (Agent) proposes to build a 48 unit apartment building on a lot containing only 45,274 SF of buildable land area where 72,500 SF is required and construct a parking lot with a portion not having the required 10' landscape buffer; also build a retaining wall over 4' in height within 10' of property line and seeks a **variance** from Section 8.04 Minimum Buildable Lot Area, 8.27 (D) Fences, Walls and 10.07 (G) Landscaping, as per documents submitted through November 2, 2015 in Ward 9, District RDV of the Zoning Ordinance at **Sundial Avenue**.

III. **BUSINESS MEETING:**

1. **REGULATORY MATTERS:**

1. **ZO-121-2015** (*Request for Rehearing*)

On behalf of James and LeAnn Provencher, Attorney John G. Cronin requests a rehearing for Case #ZO-121-2015 at **430 Sagamore Street**.

2. **ADMINISTRATIVE MATTERS:**

1. [Review and approval of the ZBA Minutes of October 8, 2015.](#)

2. Any other new business items from Zoning 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.**