



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Planning and 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

April 19, 2017

Mr. Matthew Normand, City Clerk
City of Manchester
One City Hall Plaza
Manchester, New Hampshire 03101

Re: Technical Report, S. Mammoth Road Rezoning Petition, Tax Map 797 Lots 3A, 4, & 9

Dear Mr. Normand:

In accordance with City Policy, the following is provided in consideration of an application for rezoning, recently submitted by Jeffery W. Lewis, PE of Northpoint Engineering, LLC, on behalf of William Socha (Petitioner). The area involved in this rezoning request is made up of 3 separate and distinct parcels, identified on the City's GIS as Tax Map 797 Lots 3A, 4, and 9. All three properties are located on the east side of South Mammoth Road, approximately 1000-feet north of the Londonderry town line with Lot 9 sharing a boundary with the Town of Londonderry.

All three subject parcels, and all nearby parcels on the east side of S. Mammoth Road south of Lucas Road, are zoned R-S (Residential-Suburban Low Density) and the petitioner's request is to extend a small neighboring R-SM (Residential Suburban Multifamily) district across S. Mammoth Road to include Lots 3A, 4, and 9. Lot 3A is 2.68 acres, Lot 4 is 7.83 acres and Lot 9 is 14 acres in size (24.51 total acres). The purpose of this rezoning request is to permit for the development of an attached, townhouse-style residential community.

Lots 3A is abutted on the north side, and separated from abutting (west side of S. Mammoth Road) multi-family housing in the R-SM district, by two high-voltage Eversource transmission lines – with an associated 300-foot wide ROW. This power line effectively forms a 300-foot wide buffer separating Lots 3A, 4, and 9 from the R-SM zoned multi-family housing buildings, which are north of the power lines and across S. Mammoth Road. Lots 3A and 4 are also immediately bounded to the south by R-S zoned single family residences and in involved vacant Lot 9.

The proposed rezoning request involves three RS zoned parcels which, while contiguous to the R-SM zoned land across the street, are only minimally contiguous with the existing multi-family development. The intent of the Zoning Ordinance, at Article 4.01(A.5), is that the R-SM district be comprised of "*tracts of adequate size to constitute a neighborhood unit which is reasonably related . . . to the scale of other developments in adjoining areas. It is not the intent of this district to encourage in-fill development with townhouses or multi-family structures on small parcels or sites*".

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Under the current R-S zoning, only single family detached dwellings are allowed as these are generally areas not serviced by municipal water and sewer. Lots not serviced by public utilities typically require larger land area minimums (40,000 in the R-S zone) to accommodate private wells and septic systems. The city of Manchester has recently extended sewer down S. Mammoth Road and municipal water was extended in 1969.

Past Rezoning Request:

In June 2009, an application for rezoning was filed with the City Clerk's Office by the involved petitioner, which included two of the three lots (Lots 3A and 4) proposed for rezoning at present.

At that time, the petitioner, William Socha was under agreement with the property owners of Lots 3A and 4 to move forward with a rezoning petition on their behalf. The rezoning was to benefit a proposed townhouse-style development on Lot 3A and to leave future development potential on Lot 4. However, following the Public Hearing, a letter was received from the property owner of Lot 4 stating, after review of the information they were no longer in support of the zone change from R-S to R-SM. The request was subsequently received and filed by the Board of Mayor and Aldermen.

Impact on City Services:

Neighborhoods

The immediate neighborhood is comprised of mostly residential single-family and a mix of commercial and industrial uses located within in the adjacent IND zone. Considering the mixed-use nature of the neighborhood, the proposed amendment from R-S to R-SM should not have an adverse impact on the surrounding neighborhood or character and would in fact help enhance the existing neighborhood unit.

Municipal Facilities and Services

This proposal, should it be approved, could potentially support a 200-unit, townhouse-style, residential development. In comparison to the 40,000 SF lot minimums under current zoning, a maximum of 26 single-family homes may be approved at present.

If the petitioner's rezoning proposal is approved, it will increase the amount of residential units allowed in this area. The City should anticipate a nominal increase in public school enrollees. However, an increase in fire and police services can be expected to support the development of residential buildings on the rezoned lands. Aside from emergency services, the majority of other services required to sustain a future development will most likely be private and be paid for by a homeowners association.

Environment

The subject parcels are not located within any designated, environmentally sensitive area. They are located outside of any Shoreland Protection Zone. The properties are not known or expected to be part of any wildlife corridor and there are no known endangered or threatened plant or animal species onsite that would be affected by a proposed development.

Compliance with City Master Plan:

The City of Manchester Planning Board, through the Future Land Use Map in their Master Plan (adopted on December 10, 2009), envisions that the area included in the petitioner's rezoning request would become part of the Residential Suburban Multi-family (R-SM) District (*see attachment 2*).

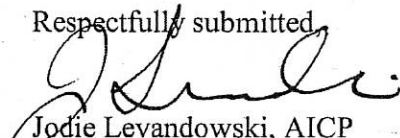
In consideration of the above, and given the Master Plan's intent to increase the residential building density in the area under discussion, we conclude that the petitioner's request to rezone from R-S (40,000 SF minimum lot size) to R-SM (10,000 SF minimum lot size), if approved, would effectively carry out the Master Plan's long-term land use goal regarding density of building development in this area of the city.

Technical Compliance with Article 16:

From a technical perspective, the petitioner's rezoning petition contains the necessary documents and statement's required by the City's ordinances and policies and may now be forwarded to the Board of Mayor and Alderman for their review and consideration at the required public hearing. Toward this end, and consistent with the policy for rezoning petitions, the Planning staff is forwarding a copy of this report, map and rezoning petition to the Planning Board and to the Office of the City Solicitor for their review and comment.

I will be available to answer any questions the Board may have regarding this report.

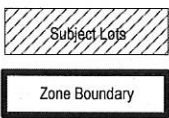
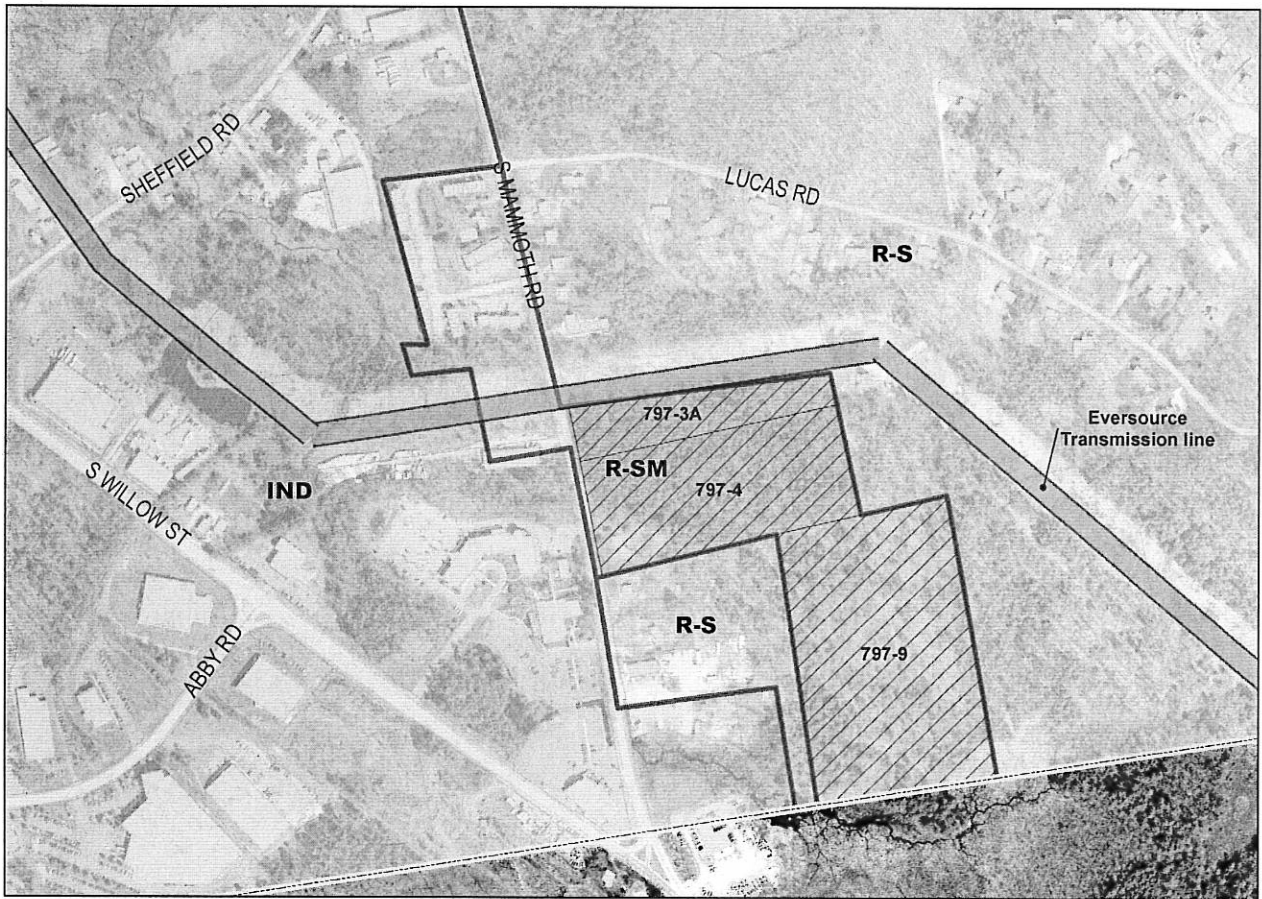
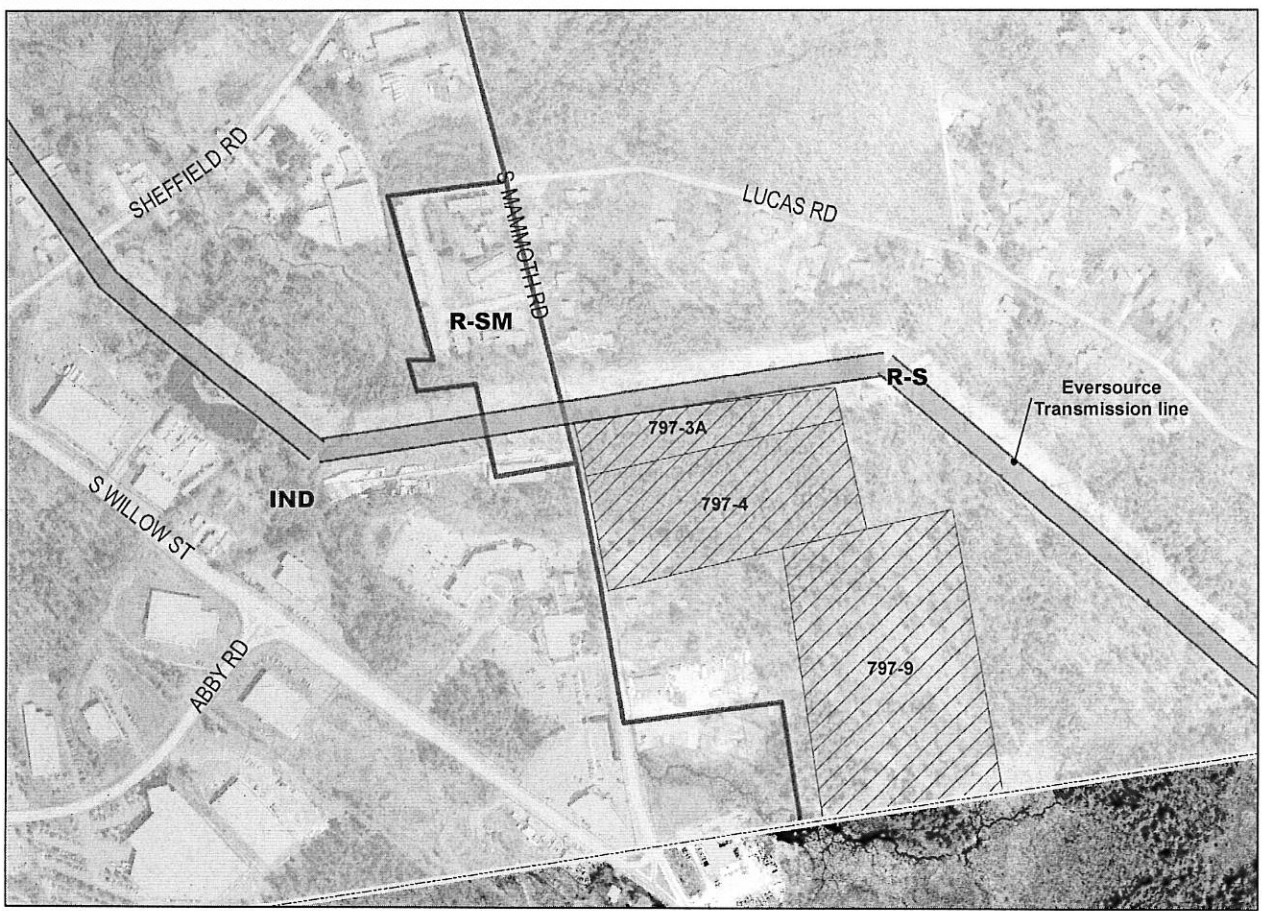
Respectfully submitted,



Jodie Levandowski, AICP
Planner II

Cc: Planning Board
Thomas Clark, Esq., City Solicitor

Attachment



REZONING PETITION
S. Mammoth Road
Manchester, NH

IND
Industrial

R-S
Residential Suburban

R-SM
Residential Suburban Multifamily



March 24, 2017

City of Manchester
Board of Mayor and Alderman
One City Hall Plaza
Manchester, NH 03101

Subject: Proposed Amendment to the Zoning Map
Tax Map 797 Lot 3A, Lot 4 & Lot 9 (South Mammoth Road)
Manchester, New Hampshire
NPE Proj. No. 17013

Dear Honorable Board of Mayor and Alderman:

On behalf of William Socha (the Applicant), I am submitting this request for a proposed zoning amendment to the Official Zoning Map of the City of Manchester for the purpose of rezoning the subject parcels from R-S (Residential Suburban) to R-SM (Residential Suburban Multi-Family). The applicant's intent is to propose a townhouse-style development on the subject parcels upon a successful amendment to the zoning map.

The subject parcels lie on the east side of South Mammoth Road, approximately 1000-feet north of the Londonderry town line. Lot 3A is an undeveloped, 2.68-acre parcel, owned by Sergio M. and Josefina F. Arambulo, having an address of 65 Hawthorne Drive, Apt 27, Bedford, NH 03110. Lot 4 is a 7.83-acre parcel containing a single-family residence and is owned by Dominique Gosselin c/o Marie Morency, having an address of 32 Juniper Street, Rochester, NH 03867. Lot 9 is an undeveloped, 14-acre parcel, owned by Jeffrey D. Frietas, having an address of 18 Bald Hill Road, Raymond, NH 03077.

The subject parcels lie within the R-S zoning district but are situated across the street from an area that is currently zoned R-SM. The applicant is requesting that the Zoning Map be amended to expand the R-SM zoning district to include the subject parcels. This will allow for the potential development of single-family, attached dwelling units or multi-family dwelling units, all of which are allowed in the R-SM district. As stated above, the applicant would intend to propose a townhouse-style development on the subject parcels which could yield up to approximately 200 rental units. This new development would create additional rental units adjacent to the industrial and commercial areas surrounding the airport in south Manchester and would help to meet a current market demand. It would also help to increase the development potential of the R-SM district which is nearly built-out citywide.

In accordance with Section 16.02.A of the Zoning Ordinance, we are transmitting the enclosed material to describe the specific location, nature and purpose of the proposed amendment. We trust that you will find this material to be suitable for the intended purpose and that you will

PROPOSED AMENDMENT TO THE ZONING MAP

AT

TAX MAP 797 LOT 3A, LOT 4 & LOT 9
SOUTH MAMMOTH ROAD
MANCHESTER, NEW HAMPSHIRE

March 24, 2017

Submitted to:

The Honorable Board of Mayor and Alderman
City of Manchester, New Hampshire

On behalf of:

William Socha
145 Cilley Road, Suite 101
Manchester, NH 03103

Prepared By:

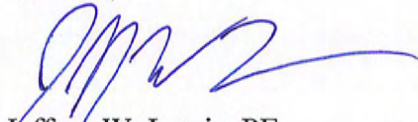


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Project No. 17013

recognize the appropriateness of this proposed amendment. We thank you for your consideration of this request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Lewis', with a long horizontal flourish extending to the right.

Jeffrey W. Lewis, PE
Principal Engineer
Northpoint Engineering, LLC

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Attachments:

- Area Map Exhibit Exhibit A
- City GIS Land Map Exhibit Exhibit B
- City GIS Zoning Map Exhibit Exhibit C
- Existing Zoning Map Exhibit Exhibit D
- Proposed Zoning Map Exhibit Exhibit E
- Conceptual Development Plan Exhibit F

I. Description of Area

Proposed Amendment to the Official Zoning Base District of a certain area of land in the City of Manchester, New Hampshire, described as follows:

Subject land is comprised of three contiguous parcels known as: City of Manchester Tax Map 797 Lot 3A owned by Sergio M. Arambul; Tax Map 797 Lot 4 owned by Dominique Gosselin c/o Maria Morency; and Tax Map 797 Lot 9 owned by Jeffrey D. Freitas. Subject land is located on the easterly side of South Mammoth Road and is bounded as follows:

To the north by City of Manchester Tax Map 797 Lot 3 owned by Public Service Company of New Hampshire;

To the east by: City of Manchester Tax Map 798 Lot 1A owned by Steven S. Slater; by Tax Map 798 Lot 3, owned by Michael C. Nackel; and by Tax Map 798 Lot 4, owner by Elizabeth E. Voyiatakis.

To the south by the Town of Londonderry municipal boundary line and the following parcels in the Town of Londonderry: Town of Londonderry Tax Map 17 Lot 19, owner by 342 Rockingham Road, LLD; and by Town of Londonderry Tax Map 17 Lot 33, owned by Elizabeth E. and Yiannis Voyiatzakis.

Also to the southwest by: City of Manchester Tax Map 797 Lot 5 owned by Glenn M. Bussiere; by Tax Map 197 Lot 7 owned by Edward A. Molloy; and by Tax Map 797 Lot 8 owned by Diane L. Molloy.

To the west by South Mammoth Road;

Subject land contains 24.51-acres more or less; with Lot 3A containing 2.68-acres more or less; Lot 4 containing 7.83-acres more or less; and Lot 9 containing 14 acres more or less.

Subject Land more specifically illustrated on Exhibit A attached hereto.

II. Purpose and Intent:

The purpose of the proposed amendment is to change the present zoning classification of the subject land from Residential Suburban (R-S) to Residential Suburban Multi-Family (R-SM). The proposed amendment is intended to allow for the development of an attached, townhouse-style residential community on the subject land. Under the current R-S zoning, only single-family detached dwellings are allowed. By extending the R-SM district as proposed the subject land would be able to accommodate approximately 200 attached, townhouse-style units.

The local neighborhood within the area of the subject land is a mixture of single-family (detached) residential homes, attached townhouses and commercial uses. South Mammoth Road generally serves as a dividing line between the R-S zone, on the east side of the road, and the Industrial (IND) zone and R-SM zone on the west side of the road. The predominant use in the local R-S zone is single-family homes which exist along the east side of South Mammoth Road and in the adjacent Lucas Road neighborhood to the east. The IND district on the west side of South Mammoth Road contains the Yard Restaurant located a couple hundred yards south of the subject land, and the Best Western Hotel and conference center located southwesterly across from the subject land. From there, the IND district extends in a northwesterly direction along the South Willow Street corridor. Across the street, to the northwest, from the subject land is a small R-SM district which contains the Willow Brook townhouse development (approx. 60 units) and one single-family house. The intent of this proposal is to expand the existing R-SM district that presently exists on the west side of South Mammoth Road to incorporate the subject land on the east side of South Mammoth Road.

Section 4.01.A.5 of the Zoning Ordinance states that the purpose of the R-SM district is to *“create opportunities for new townhouse and multi-family development on tracts of adequate size to constitute a neighborhood unit which is reasonably related to the capacity of streets and the scale of other developments in the adjoining areas.”* The existing R-SM district across the street includes a 60-unit townhouse development which creates the mixed-use relationship that currently exists in the neighborhood and justifies the expansion of the R-SM district. Each of the three parcels which make up the subject land are individually large enough to sustain developments of similar scale to the existing townhouse development across the street. Access to the subject land is provided by South Mammoth Road which is an arterial street and has adequate capacity to serve the future development on these parcels. In this way, the expansion of the local R-SM district to include the subject land would meet the intent of the Ordinance.

Municipal water and sewer are already available in adjacent South Mammoth Road as are most of the other private utilities. Gas service is available to the south at the intersection of South Willow Street and can easily be extended to the subject land as part of the proposed development.

III. Impact to the Affected Districts and to the Neighborhood

The following is an “evaluation of the impact of the proposed amendment within the affected district(s) and on existing adjacent neighborhoods,” as required by the Zoning Ordinance under Article 16 Section 16.02(A), item No. 4 – Proposed Amendments to the Zoning Map.

The subject land is presently located within a large Residential Suburban (RS) zone in the south end of Manchester that abuts the Londonderry town line. This local RS zone is generally bounded by South Mammoth Road to the west, Corning Road to the north and Interstate 93 to the east. It includes residential neighborhoods on the east side of South Mammoth Road in the vicinity of the subject land as well as residential neighborhoods off Lucas Road, Rosegate Farm Drive, and Bryant Road. In the vicinity of the subject land, South Mammoth Road acts as the western boundary of the RS zone, as land on the opposite side is generally zoned Industrial (IND) with a small Residential Suburban Multi-Family (R-SM) zone in the immediate vicinity.

The RS district is intended to support single-family residential uses in areas generally outside public sewer service areas. The City has recently extended sewer down South Mammoth Road to the subject land. With sewer available to the subject land, the potential now exists for an attached residential development, as would be allowed in the R-SM zone, and as presently exists across the street in the current R-SM zone. The Willowbrook Townhouses are an established townhouse community in the neighborhood and are located in an R-SM zone that directly abuts the subject RS zone. An expansion of the R-SM zone to include the subject land would allow for a similar type development in the existing neighborhood.

The immediate neighborhood is comprised of mixed-uses and mixed zoning districts. In addition to the residential uses located in the RS and R-SM zones discussed above, there are also commercial uses located within the neighborhood in the IND zone across the street. The Yard restaurant and the Best Western hotel are existing commercial uses in the neighborhood located within the IND zone, and Molloy Landscaping which is located on the east side of South Mammoth Road to the south of the subject land is the RS district. Combined with the existing single-family homes on South Mammoth Road, and some of the homes on Lucas Road, the neighborhood clearly is comprised of a mixture of various commercial and residential uses.

Due to the existing mixed-use nature of the neighborhood, the proposed amendment to change the zoning of the subject land from RS to R-SM should not have an adverse impact on the character of the existing neighborhood. The amendment would allow for a new single-family, attached development of a scale and nature that is compatible with the existing uses in the neighborhood. In addition, the subject land is effectively buffered from the single-family residences to the north by the existing power line and easement. The power line separates the subject land from the homes along South Mammoth Road and from the majority of the homes along Lucas Road and will allow for a nice buffer between those existing homes and the proposed development of the subject land.

Considering that the subject land has direct access to South Mammoth Road, there should be no traffic impacts to any of the local roads in the vicinity. With respect to the capacity of the existing roadway, South Mammoth Road will provide more than adequate access to the subject

parcels for a development of the allowable residential density. For a multi-unit development on the subject parcel, a sole access from South Mammoth Road would be sufficient. South Mammoth Road (NH Route 28A) is a major roadway having a traffic volume of approximately 5,400 ⁽¹⁾ cars per day on an average weekday. It is expected that this roadway will be able to handle additional traffic generated by future developments within the proposed R-SM zone, without impacting the neighborhood.

Extending the R-SM District in order to allow for a multi-unit development on the subject parcel is a logical occurrence given the nature of the existing R-SM District and the appropriateness of such a development within the existing residential neighborhood. In addition, a multi-unit development on the subject parcel would not be intrusive to the existing neighborhood, but would in fact be exceedingly compatible.

⁽¹⁾ Source: NHDOT traffic data from NH Rte 28A (So. Mammoth Road) south of Bodwell Road, in 2015

IV. Impact to the City

The following is a “statement of the impact of the proposed amendment on the City’s economy, environment, municipal services and municipal facilities,” as required by the Zoning Ordinance under Article 16 Section 16.02(A), item No. 5 – Proposed Amendments to the Zoning Map.

City Economy:

The obvious impact to the City’s economy would be the benefit received from the increase in the property tax base. A residential multi-family development as envisioned would generate significant funds in annual tax revenues for the City. If zoned R-SM, the subject land could yield a 200-unit residential development which would increase the tax base and generate approximately \$720,000 per year, based on current tax rates for similar style developments. In addition, a proposed 200-unit residential development would bring in approximately \$283,000 in one-time Planning Board and Building Permit application fees.

Additionally, by allowing for the development of multi-family dwelling units, the proposed amendment would create the possibility of providing desired housing opportunities in the City, a needed component to sustain a vibrant economy. The development of rental units in south Manchester would also meet a market demand and place additional residential units near the industrial and commercial areas surrounding the airport. This would assist the local commercial and industrial businesses in sustaining and adding to the available residential opportunities located nearby. This proposed zoning amendment will likely have a small but positive impact on the City's economy as a whole.

Municipal Facilities:

The impact of the proposed amendment on the City’s facilities (i.e. water, sewer, highways and public buildings) would be considered nominal. With existing water and sewer lines available in South Mammoth Road, there would be no major impact to these utilities nor would there be any city expenditures necessary to upgrade the existing facilities. No highway improvements would be required since the subject land is easily accessible from South Mammoth Road. There would only be standard impacts encountered during any site improvement project.

The proposed amendment would have a minimum impact on the existing City school system. Extending the R-SM District to encompass the subject land would allow for a multi-unit townhouses development of approximately 200-units. It is expected that the average number of students per unit in a multi-family development is much less than the average number per household in a single-family home. The recent multi-family developments constructed by the Applicant on Front Street and Hackett Hill Road are a testament to this fact. With more than 100 units currently occupied, the developments only have a handful of students enrolled within the City school system.

Though this will still result in an increase in student population, the required Impact Fees will help to offset any impacts incurred by the school system. Current school impact fees for attached units are \$633 per unit. So the potential 200-unit development on the subject land would result in a cumulative impact fee of over \$126,000 for the development. In addition to the impact fees, the overall impact of the proposed amendment may be offset by the current trend in the school system. The subject land is located with the Manchester Green Acres School District. According to City records, the three schools that students from this area would attend (Green Acres, McLaughlin, and Memorial HS) have seen a collective decline in enrollment over the past two years: 2,769 students in 2016 versus 2,957 students in 2014 (this data was obtained from the City of Manchester School Department). Therefore, while a multi-unit development on the subject parcel would create a few additional students in this area of the City, it seems that it would help to stabilize enrollment at the affected schools.

Municipal Services:

Manchester Water Works requires impact fees that would help to offset any additional burden on the municipal water system. And similar to the school impact fees, any future residential development would require Fire Department impact fees which would help to offset the mild impact on the city's emergency services. Aside from emergency services, the majority of other services required to sustain a future development will most likely be private and be paid for by a condominium/homeowners association or a property manager. These services would likely include trash and yard waste removal, snowplowing and snow removal, general maintenance of private roadways and driveways, maintenance of landscaping and maintenance of utilities and facilities, such as water, sewer, and street lights. The costs for these services would be directly paid by the property owner(s) and would not burden the existing municipal services of the City.

Environment:

The subject land is not located within any designated, environmentally sensitive areas. The property is not known nor expected to be part of any wildlife corridor and there are no known endangered or threatened plant or animal species that would be affected by a proposed development. The subject land is located outside of the Shoreland Protection Zone and does not contain any prime wetland areas.

The proposed zoning amendment would allow for an increased variety of residential uses but would not allow for commercial or industrial uses. Similar to other residential areas, a proposed development on the subject land would not be expected to contribute excessively to noise, air, light or water pollution. The subject land would be developed in accordance with the City of Manchester Site Plan Regulations and all other applicable local, State and Federal regulations. This will ensure that all environmental considerations are taken into account, such as discharge of storm water runoff or site lighting.

The proposed zoning amendment should have no significant impact on the City's environment considering the size and nature of the subject land and the types of residential uses that it would support.

V. Owner's, Applicant's & Abutters' Addresses

Applicant

William Socha
145 Cilley Road, Suite 101
Manchester, NH 03103

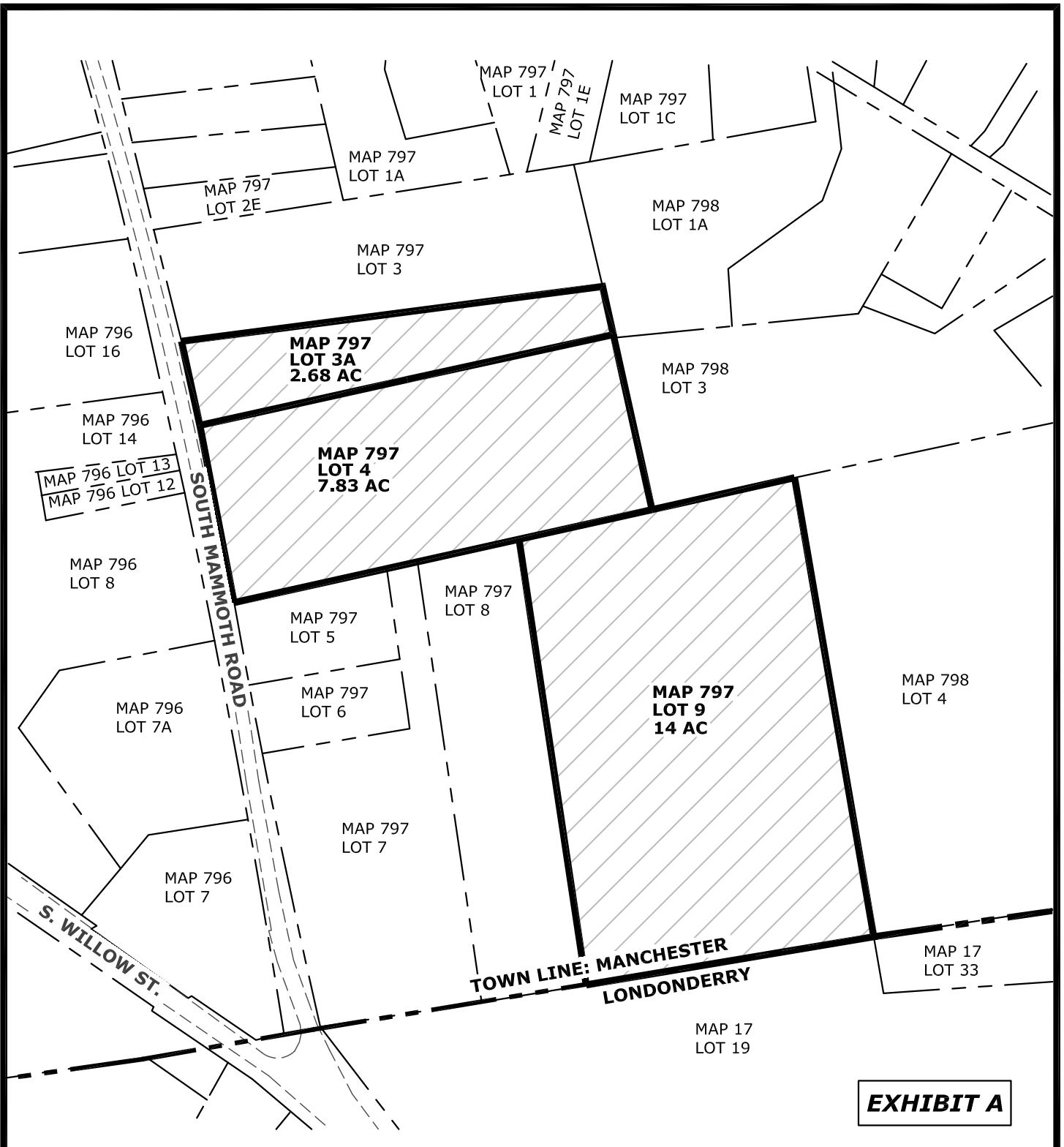
Tax Map	Lot	Owner Name & Address
797	3A	Sergio M. & Josefina F. Arambulo 65 Hawthorne Dr., Apt 217 Bedford, NH 03110
797	4	Dominique Gosselin c/o Marie Morency 32 Juniper Street Rochester, NH 03867
797	9	Jeffrey D. Freitas 18 Bald Hill Road Raymond, NH 03077
Tax Map	Lot	Manchester Abutters - Name & Address
796 796	7A & 8	RRD Properties LLC 13500 So. Willow Street Manchester, NH 03109
796 796	12 & 13	Patricia K. King 542 S. Main Street Manchester, NH 03102
796	14	14 SMR LLC 67 Willow Street Manchester, NH 03103
797	1	David A. Gagne 151 Lucas Road Manchester, NH 03109
797	1A	Peter Telge 93 Lucas Road Manchester, NH 03109

Tax Map	Lot	Manchester Abutters - Name & Address
797	1C	Basil Janosz 187 Lucas Road Manchester, NH 03109-5117
797	1E	Celine Bilodeau 165 Lucas Road Manchester, NH 03109
797	2E	Raymond & Diane Godbout Trust 1056 S. Mammoth Road Manchester, NH 03109-5102
796 797	16 & 3	Public Service Company of New Hampshire PO Box 270 Hartford, CT 06141
797	5	Glenn M. Bussiere 1140 S. Mammoth Road Manchester, NH 03109
797	6	Thomas P. Coyle 1180 S. Mammoth Road Manchester, NH 03109
797	7	Edward A. Molloy 40 Huse Road Manchester, NH 03103-3086
797	8	Diane L. Molloy 40 Huse Road Manchester, NH 03103
798	1A	Steven S. Slater 275 Lucas Road Manchester, NH 03109
798	3	Michael C. Nackel 375 Lucas Road Manchester, NH 03109
798	4	Elizabeth E. Voyiatzakis 411 Lucas Road Manchester, NH 03109

Tax Map	Lot	Londonderry Abutters - Name & Address
17	19	342 Rockingham Road LLC 342 Rockingham Road Londonderry, NH 03053
17	33	Elizabeth E. & Yiannis Voyiatzakis 520 Lucas Road Manchester, NH 03109

Professionals to be notified:

Northpoint Engineering, LLC
119 Storrs Street, Suite 201
Concord, NH 03301



AREA MAP EXHIBIT

PREPARED FOR:

TAX MAP 797 LOTS 3A, 4 & 9

SOUTH MAMMOTH ROAD

MANCHESTER, NEW HAMPSHIRE



**NORTHPOINT
ENGINEERING, LLC**

Civil Engineering / Land Planning / Construction Services

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Concord, NH 03301
Tel 603-226-1166
Fax 603-226-1160
www.northpointeng.com

SCALE: 1"=300'

DATE: MAR. 2017

PROJ: 17013

SHEET: 1 OF 1

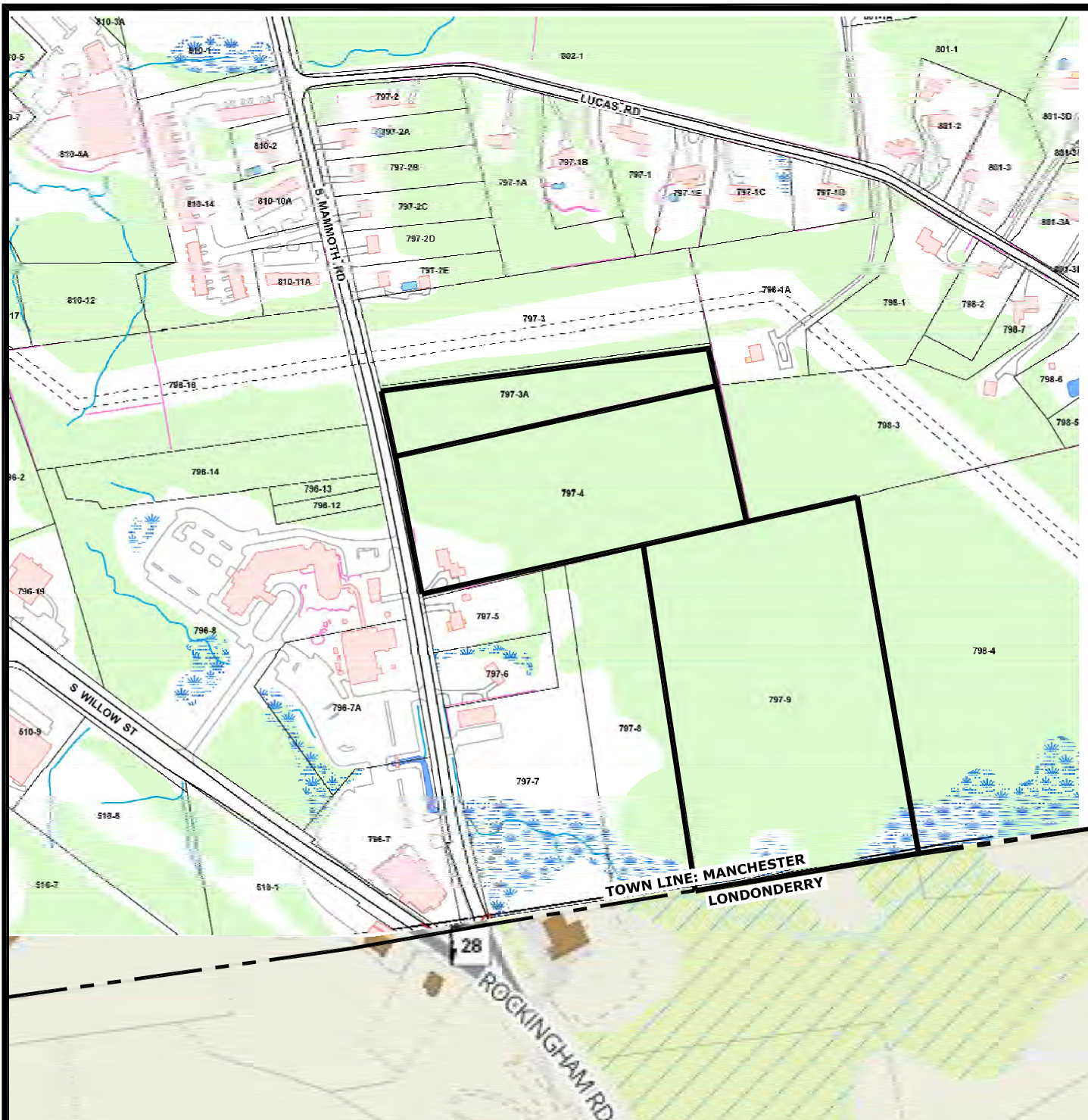


EXHIBIT B

CITY GIS LAND MAP EXHIBIT

PREPARED FOR:

TAX MAP 797 LOTS 3A, 4 & 9

**SOUTH MAMMOTH ROAD
MANCHESTER, NEW HAMPSHIRE**



119 Storrs St, Ste 201
Concord, NH 03301
Tel 603-226-1166
Fax 603-226-1160
www.northpointeng.com

SCALE: 1"=400'

DATE: MAR. 2017

PROJ: 17013

SHEET: 1 OF 1

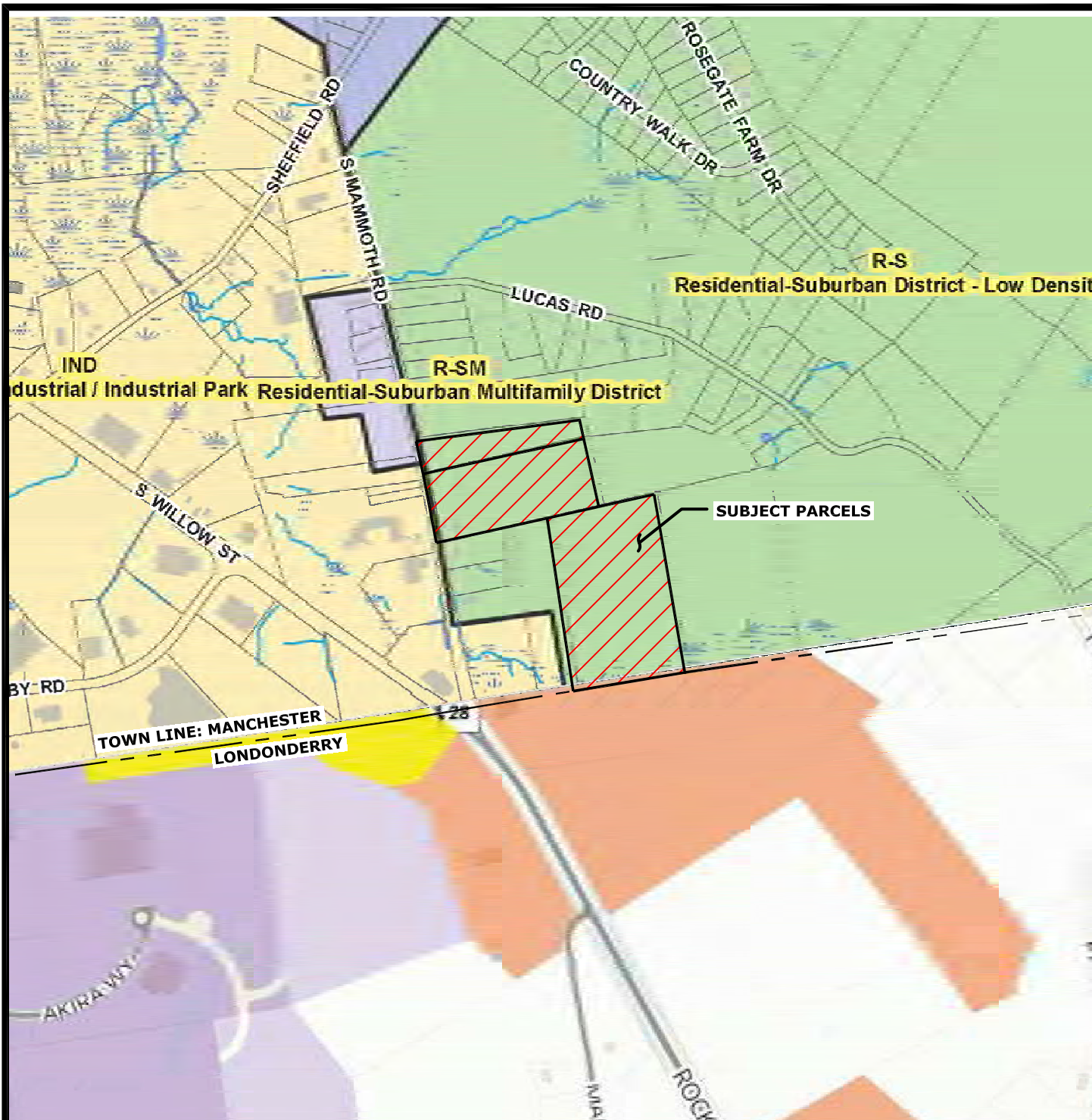


EXHIBIT C

CITY GIS ZONING MAP EXHIBIT

PREPARED FOR:

TAX MAP 797 LOTS 3A, 4 & 9

**SOUTH MAMMOTH ROAD
MANCHESTER, NEW HAMPSHIRE**



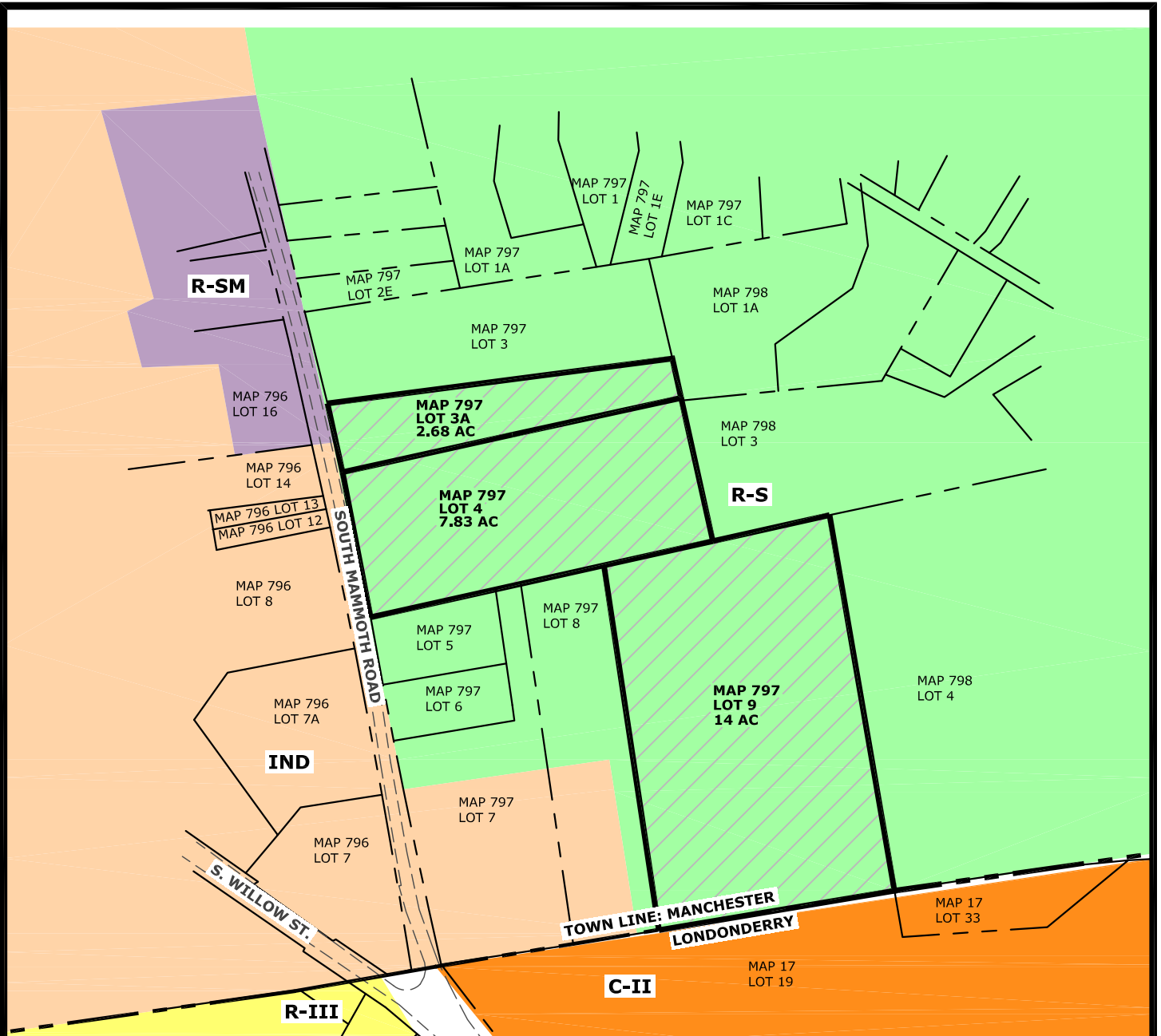
119 Storrs St, Ste 201
Concord, NH 03301
Tel 603-226-1166
Fax 603-226-1160
www.northpointeng.com

SCALE: 1"=800'

DATE: MAR. 2017

PROJ: 17013

SHEET: 1 OF 1



- MANCHESTER RESIDENTIAL-SUBURBAN DISTRICT - LOW DENSITY (R-S)
- MANCHESTER IND GENERAL INDUSTRIAL/INDUSTRIAL PARK (IND)
- MANCHESTER RESIDENTIAL-SUBURBAN MULTIFAMILY DISTRICT (R-SM)
- LONDONDERRY MULTI-FAMILY RESIDENTIAL (R-III)
- LONDONDERRY COMMERCIAL II (C-II)

EXHIBIT D

EXISTING ZONING MAP EXHIBIT

PREPARED FOR:

TAX MAP 797 LOTS 3A, 4 & 9

SOUTH MAMMOTH ROAD

MANCHESTER, NEW HAMPSHIRE



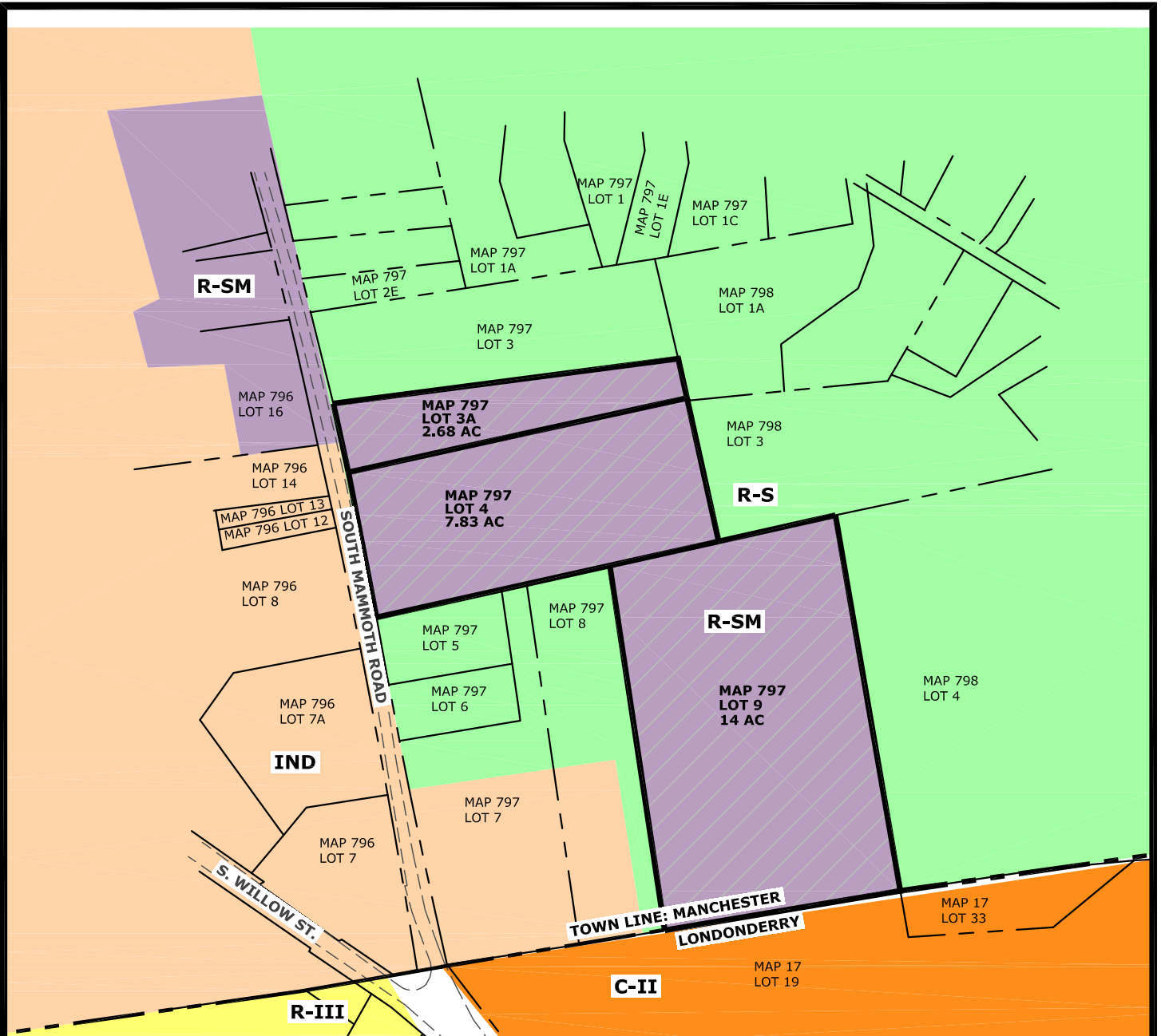
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SCALE: 1"=400'

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PROJ: 17013

SHEET: 1 OF 1



- MANCHESTER RESIDENTIAL-SUBURBAN DISTRICT - LOW DENSITY (R-S)
- MANCHESTER IND GENERAL INDUSTRIAL/INDUSTRIAL PARK (IND)
- MANCHESTER RESIDENTIAL-SUBURBAN MULTIFAMILY DISTRICT (R-SM)
- LONDONDERRY MULTI-FAMILY RESIDENTIAL (R-III)
- LONDONDERRY COMMERCIAL II (C-II)

EXHIBIT E

PROPOSED ZONING MAP EXHIBIT

PREPARED FOR:

TAX MAP 797 LOTS 3A, 4 & 9
SOUTH MAMMOTH ROAD
MANCHESTER, NEW HAMPSHIRE



Civil Engineering / Land Planning / Construction Services

119 Storrs St, Ste 201
 Concord, NH 03301
 Tel 603-226-1166
 Fax 603-226-1160
www.northpointeng.com

SCALE: 1"=400'

DATE: MAR. 2017

PROJ: 17013

SHEET: 1 OF 1

FILE: G:_projects\17013\17013 Area Map.dwg BY: becky DATE: 24 Mar 2017 - 2:05pm



EXHIBIT F

CONCEPTUAL DEVELOPMENT PLAN

PREPARED FOR:

TAX MAP 797 LOTS 3A, 4 & 9

SOUTH MAMMOTH ROAD

MANCHESTER, NEW HAMPSHIRE



DATE: MAR. 2017
PROJ: 17013
SCALE: 1"=200'
SHEET: 1 of 1

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Map Lot	Location Address	Owner Name	Owner Address	Owner City State Zip Code	Sale Date	Sale Price	Book/Page	Land Area (sq ft)	Living Area (sq ft)	Assessed Valuation
217-1	673 HOOKSETT RD	STERGIOU, JOHN 1992 TRST	95 N ACRES RD	MANCHESTER, NH 03104	Apr 26, 2002	4000	6627/2034	43235	0	1803300
217-2	20 BARRETT ST	SPIEGEL, JOY H REV TR	20 BARRETT ST	MANCHESTER, NH 03104	Nov 05, 2010	4000	8261/2529	16152	2128	300000
217-20	21 DAY ST	STERGIOU, JOHN 1992 TRST	95 N ACRES RD	MANCHESTER, NH 03104	Apr 26, 2002	4000	6627/2034	12144	1152	185600
217-50	705 HOOKSETT RD	CPI MANCHESTER STATUTORY TR	C/O NAI HANSON MGMNT LLC 235 MOORE ST	HACKENSACK, NJ 07601	Mar 03, 2016	2090100	8837/1590	31215	0	1198000
278-2	HOOKSETT RD	CITY OF MANCHESTER PARKS & RECREATIO	625 MAMMOTH RD	MANCHESTER, NH 03104		0		5829541	0	9325900
916-39	625 HOOKSETT RD	BONNEVILLE REALTY INC	337 HOOKSETT RD	MANCHESTER, NH 03104	Dec 22, 1999	2400000	6198/ 59	156902	0	3363800
926-81	3 BLEVENS DR	KING, CARL W	3 BLEVENS DR	MANCHESTER, NH 03103	Jun 01, 1993	0		7573	1768	244700

Daniel D. Muller, Esq.
 Cronin Bisson & Zalinsky, PC
 722 Chestnut Street
 Manchester, New Hampshire 03104

Joseph M. Wichert, L.L.S., Inc.
 802 Amherst Street
 Manchester, New Hampshire 03104

(Tax Map 217, Lot 19) 27 Day Street, Manchester, NH 03104
 Pierre-Phillipe, Marie Lydie & Juscar