

**MANCHESTER PLANNING & ZONING COMMISSION**

Applicant: **Napolitano and Soverns Developers, LLC**

Application: **Change of Zone: RB to CBD**

Location: **12 Pearl Street**

Date: **February 14, 2025**

Item: **Application Narrative**

This application is to permit a Change of Zone from RB to CBD for a parcel on which a three-family house of rented apartments is located. The parcel abuts a CBD-zoned mixed-use commercial and residential property. Both parcels are under common ownership.

The residential property is located at 12 Pearl Street. The house located thereon dates, according to the Assessor's records, from 1851. There are three rental apartments in the house, one for a single person and the others each sized for two people. The adjacent CBD property is at 623 Main Street. It has just been fully renovated and will include a pub below, a restaurant at street level, and eight apartments on the upper floors. The town made downtown development grant monies available for this project.

On February 28, the Zoning Board of Appeals approved a variance to permit the three-family house to remain, as it is otherwise not permitted in the CBD Zone. Another aspect of the ZBA approval would also permit construction of a ten-space parking lot in the front yard at 12 Pearl Street for the exclusive use of residential tenants of both properties. The approval also requires construction of a 6-foot-high vinyl fence between 12 and 18 Pearl Street.

The town owns a CBD-zoned municipal parking lot directly across Pearl Street from the subject properties and has made 10 spaces available for both the commercial and residential uses at 623 Main Street, which would also be served by on-street parking since it is located in the CBD zone.

Finally, as can be seen on the town zoning map, changing the zone district classification for the property at 12 Pearl Street to CBS is consistent with the similar zone boundary across the street, and because it is opposite a town parking lot would not do an injustice to the neighborhood.