

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

June 19, 2006
7:00 P.M.

Lincoln Center Hearing Room
494 Main Street

AGENDA

PUBLIC HEARING:

1. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION**
 - Zoning Regulation Amendments: Article II, Sections 7.02.03 (c); 7.04.03 (b) 1; 20.02 (b) - (g); 20.03 (c); 20.04.01 (b); 20.04.03 (e) - (g); and 20.05.03 regarding Planned Residential Development and Elderly Housing Development (T-450)

OLD BUSINESS:

1. **GARDNER HOLDINGS COMPANY, LLC/SOUTH MEADOWS ESTATES ASSOCIATION, INC.** - 214 Gardner Street
 - PRD Final Plan Modification (G-144)

NEW BUSINESS:

1. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION**
 - Zoning Regulation Amendments: Article II, Sections 7.02.03 (c); 7.04.03 (b) 1; 20.02 (b) - (g); 20.03 (c); 20.04.01 (b); 20.04.03 (e) - (g); and 20.05.03 regarding Planned Residential Development and Elderly Housing Development (T-450)
2. **TAVCO ASSOCIATES, LLC** - 138 Amherst Drive, 61 & 69 Chatham Drive and 199 Meadowbrook Drive
 - Inland Wetlands Permit (T-452)
3. **CLOCKTOWER MILL, L.P./VELVET MILL, L.P.** - 63 Elm Street and 185 Pine Street
 - Exterior Building Modification - Historic Zone (C-191)
4. **MANDATORY REFERRAL** - 1151 Main Street
 - Bennet Middle School Project (MR-0606A)
5. **FAIRWAY CROSSING, LLC** - 1769 Tolland Turnpike and 104 Glode Lane
 - PRD Zone Change and Preliminary Plan of Development and Zoning District Change from I to RR (F-133) - *Request for Extension*
6. **ADMINISTRATIVE REPORTS**
 - Design Overlay Zone
7. **APPROVAL OF MINUTES**
 - March 21, 2005 - Public Hearing/Business Meeting
 - April 4, 2005 - Business Meeting
 - February 21, 2006 - Public Hearing/Business Meeting
 - April 17, 2006 - Public Hearing/Business Meeting
8. **RECEIPT OF NEW APPLICATIONS**