

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

November 3, 2008
7:00 P.M.

Lincoln Center Hearing Room
494 Main Street

AGENDA

PUBLIC HEARING:

1. **EVERGREEN CROSSING, LLC** - 325 New State Road – construction of a 266-unit multi-family residential community
- PRD Zone Change and Preliminary Plan of Development (E-45) - *Continued*

2. **PROPOSED SETTLEMENT AGREEMENT: CAPSTONE BUILDERS, INC. VS. MANCHESTER PLANNING AND ZONING COMMISSION** - the Commission will consider whether to enter into a settlement agreement to resolve the appeal of the Planning and Zoning Commission's denial of the special exception request by the Manchester Congregation of Jehovah's witnesses to construct a place of worship at 214 and 230 New Bolton Road.

OLD BUSINESS:

1. **APPROVAL OF MINUTES**
- September 15, 2008 - Public Hearing/Business Meeting

NEW BUSINESS:

1. **EVERGREEN CROSSING, LLC** - 325 New State Road
- PRD Zone Change and Preliminary Plan of Development (E-45)

2. **PROPOSED SETTLEMENT AGREEMENT: CAPSTONE BUILDERS, INC. VS. MANCHESTER PLANNING AND ZONING COMMISSION** - the Commission will consider whether to enter into a settlement agreement to resolve the appeal of the Planning and Zoning Commission's denial of the special exception request by the Manchester Congregation of Jehovah's witnesses to construct a place of worship at 214 and 230 New Bolton Road.

3. **TOWN OF MANCHESTER PUBLIC WORKS DEPT.** - St. John Street, Deepwood Drive, 346 Middle Turnpike West, 61 Ridgewood Street and 368 Broad Street
- Inland Wetlands Permit (T-480)
- Erosion Control Plan (T-481)
- Flood Plain Permit (T-482)

(OVER)

4. **ADMINISTRATIVE REPORTS**
 - Residential uses in business zones
 - Fee in lieu of open space
 - Oakland Study Feedback Report
5. **ADOPTION OF MINUTES**
 - October 20, 2008 - Public Hearing/Business Meeting
6. **ADOPTION OF 2009 MEETING SCHEDULE**
7. **RECEIPT OF NEW APPLICATIONS**