

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

September 3, 2008
7:00 P.M.

Lincoln Center Hearing Room
494 Main Street

AGENDA

NOTE: EXECUTIVE SESSION – 6:30 – 7:00 P.M.
Pending Litigation

PUBLIC HEARING:

1. **SERGE P. AND LOUISE POULIN - 629 Middle Turnpike East**
- Zone District Change: Residence A and Residence B to Special Design Commercial (P-180)
2. **HARINDER RANDHAWA - 172 Deming Street – Special Exception (R-119)**
- request for special exception under Article II Section 22.04.06 of the zoning regulations for a liquor store.
3. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendments to Article II Section 19 – Flood Plain Zone (T-479)**
- revisions to Flood Plain Zone Regulations (Article II Section 19) as a requirement for Manchester to retain eligibility to participate in the National Flood Insurance Program (NFIP).

NEW BUSINESS:

1. **SERGE P. AND LOUISE POULIN - 629 Middle Turnpike East**
- Zone District Change: Residence A and Residence B to Special Design Commercial (P-180)
2. **HARINDER RANDHAWA - 172 Deming Street – Special Exception (R-119)**
- request for special exception under Article II Section 22.04.06 of the zoning regulations for a liquor store.
3. **ROBERT AND SUSAN SHANBAUM - 99 Hartford Road – construction of a 2-1/2 bay post & beam carriage house/garage.**
- Site Plan – Historic Zone (S-211)
4. **COMMUNITY HEALTH RESOURCES - 487, 491 & 495 Center Street - Construction of 3-story commercial/residential building, parking area and associated utilities.**
- Erosion Control Plan (C-216)

(OVER)

5. **LINDA MARIE LLC - 130 Chapel Road** – Construction of new 10,000 square foot industrial building, parking area, sidewalks and associated utilities.
 - Inland Wetlands Permit (L-118)
 - Erosion Control Plan (L-119)

6. **ESTATE OF ELAINE C. CASE, MALCOLM BARLOW, CONSERVATOR – 104 Woodside Street** - development of a two-lot residential subdivision.
 - Inland Wetlands Permit - Determination of Significance (C-217)
 - Inland Wetlands Permit (C-217)
 - Subdivision (C-218)
 - Erosion Control Plan (C-219)

7. **MANCHESTER WATER & SEWER DEPARTMENT - 125 Spring Street** – improvements at the Globe Hollow Water Treatment Plant including adding ozone process equipment, a 3,000 sq.ft. addition for equipment, addition of a 6,000 gallon tank located at the southern corner of the existing southwest parking lot and site improvements.
 - Inland Wetlands Permit - Determination of Significance (M-376)
 - Inland Wetlands Permit (M-376)
 - Special Exception Modification (M-378)

8. **MANCHESTER MEMORIAL HOSPITAL - 15 & 21 Alpine Street, 100 & 104 Haynes Street, and 99, 105, 111 & 115 Russell Street** – construction of new 31,000± square foot medical office building with 175 parking spaces under Article II Section 6.02.02 and Article IV Section 9.02.23 of the zoning regulations.
 - Special Exception (M-373) – Condition of approval

9. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendments to Article II Section 19 – Flood Plain Zone (T-479)**
 - revisions to Flood Plain Zone Regulations (Article II Section 19) as a requirement for Manchester to retain eligibility to participate in the National Flood Insurance Program (NFIP).

10. **ADMINISTRATIVE REPORTS**
 - Highland Hilltop Subdivision
 - 166 Adams Street: change of overhead door colors

11. RECEIPT OF NEW APPLICATIONS