

**TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION**

December 16, 2009  
7:00 P.M.

Lincoln Center Hearing Room  
494 Main Street

**AGENDA**

*NEW BUSINESS:*

1. **OUTBACK STEAKHOUSE** - 170 Hale Road – facade color change  
- CUD Zone Final Plan Modification (O-53)
2. **EMMES REALTY MANAGEMENT LLC** – 1127 Tolland Turnpike - Increase height of parapets on two corners of the building for the purpose of adding identifications signs.  
- Special Exception Modification (E-50)
3. **FAIRWAY CROSSING LLC** - 104 & 104A Glode Lane and 1769 Tolland Turnpike - construction of 46 residential units, site utilities, associated roadways, grading and landscaping.  
- Inland Wetlands Permit - Determination of Significance (F-149)
4. **JPG PARTNERS** - 95-99 Union Street – to build two houses and grade property within the upland review area.  
- Inland Wetlands Permit - Determination of Significance (J-57)
5. **770 LLC** - 190 Coop Sawmill Road  
- Erosion Control Plan (S-217) – *Request for Extension*
6. **ADMINISTRATIVE REPORTS**
7. **APPROVAL OF MINUTES**  
- October 5, 2009 – Business Meeting  
- October 20, 2009 - Public Hearing/Business Meeting
8. **ADOPTION OF 2010 MEETING SCHEDULE**
9. **APPOINTMENT TO CRCOG**
10. **RECEIPT OF NEW APPLICATIONS**