

**TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION**

January 21, 2009  
6:00 P.M.

Lincoln Center Hearing Room  
494 Main Street

**AGENDA**

**6:00 – 7:00 P.M.** – Special workshop on Sidewalk and Curb Plan

**PUBLIC HEARING:**

1. **SIDEWALK AND CURB PLAN 2009-2014** - proposed amendments to the Town Sidewalk and Curb Plan
2. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Subdivision Regulation amendment: Section 4.07 (T-484)** – revisions to the Subdivision Regulations to require a mandatory open space set-aside for residential subdivisions and re-subdivisions larger than five acres, to allow for a payment-in-lieu-of open space and to set the general standards for open space.

**OLD BUSINESS:**

1. **WAL-MART REAL ESTATE BUSINESS TRUST**  
- Zoning Regulation Amendments at Article II Section 8.03.24 and Table II 8-1 – CUD Zone (W-137)
2. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** – revision to the Zoning Regulations to adopt a six-month moratorium to review zoning regulations that govern multi-family housing  
– Zoning Regulation Amendment at Article IV Section 17 (T-483)

**NEW BUSINESS:**

1. **SIDEWALK AND CURB PLAN 2009-2014**  
- Proposed amendments to the Town Sidewalk and Curb Plan
2. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Subdivision Regulation amendment: Section 4.07 (T-484)** – revisions to the Subdivision Regulations to require a mandatory open space set-aside for residential subdivisions and re-subdivisions larger than five acres, to allow for a payment-in-lieu-of open space and to set the general standards for open space.

**(OVER)**

3. **UNITARIAN UNIVERSALIST SOCIETY - 153 Vernon Street West – Special Exception Modification (U-47); Erosion Control Plan (U-48) – Proposed building and parking expansion and a new septic system.**
4. **APPOINTMENTS TO CAPITAL REGIONAL PLANNING COMMISSION**
5. **ADMINISTRATIVE REPORTS**
  - Discussion of Rules of Procedure: seating of alternates and policy on taking action with less than five voting members
  - Discussion of 2009 work program and special meeting schedule
6. **APPROVAL OF MINUTES**
  - January 5, 2009 – Public Hearing/Business Meeting
7. **RECEIPT OF NEW APPLICATIONS**