

**TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION**

November 7, 2011  
7:00 P.M.

Lincoln Center Hearing Room  
494 Main Street

**AGENDA**

*PUBLIC HEARING:*

1. **DECORMIER MOTOR SALES, INC.** – 80 Tolland Turnpike - for parking of new and used cars for display at an existing dealership under Connecticut General Statutes 14-54 in a General Business zone.
  - Certificate of Location Approval (2011-124)
2. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** - - revisions to Manchester’s zoning regulations at Article II Section 2.01.01, Article II Section 3.01.01, Article II Section 4.01.01, Article II Section 5.01.01, Article II Section 6.01.01, and Article II Section 7.02.01 to add height requirements for residential dwellings and to delete the habitable stories restriction.
  - Zoning Regulation Amendment (2011-123)

*OLD BUSINESS:*

1. **PETER GRADY** – 620 Middle Turnpike East – for restaurant outdoor seating in a Special Design Commercial zone.
  - Site Plan (2011-013)
2. **SHARON A. MILLER REVOCABLE TRUST** – 184 & 188 Spencer Street - to change parcels from Rural Residence zones to General Business zones.
  - Zoning Map Amendment (2011-041)

*NEW BUSINESS:*

1. **DECORMIER MOTOR SALES, INC.** – 80 Tolland Turnpike - for parking of new and used cars for display at an existing dealership under Connecticut General Statutes 14-54 in a General Business zone.
  - Certificate of Location Approval (2011-124)
2. **CHURCH OF PENTECOST, INC.** – 748 Tolland Turnpike – to rebuild structure on the same footprint and modifications to the entry location and building elevations in a Rural Residence zone.
  - Special Exception Modification (2011-130)

3. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** - - revisions to Manchester's zoning regulations at Article II Section 2.01.01, Article II Section 3.01.01, Article II Section 4.01.01, Article II Section 5.01.01, Article II Section 6.01.01, and Article II Section 7.02.01 to add height requirements for residential dwellings and to delete the habitable stories restriction.
  - Zoning Regulation Amendment (2011-123)
4. **ADMINISTRATIVE REPORTS**
5. **ADOPTION OF 2012 MEETING SCHEDULE**
6. **RECEIPT OF NEW APPLICATIONS**