

**TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION**

November 21, 2011  
7:00 P.M.

Lincoln Center Hearing Room  
494 Main Street

**AGENDA**

**PUBLIC HEARING:**

1. **EVERGREEN CROSSING, LLC** – 325 New State Road - for a 224 unit multi-family residential community in a PRD zone.
  - PRD Zone Preliminary Plan of Development (2011-132)
  
2. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** - for revisions to the Manchester Zoning Regulations at Article II Section 14.01.07 (B5 zone), Article II Section 18.02.15 and Article II Section 18 Table 1 (Historic zone) to allow alcoholic liquor sales as a permitted use; and amend Article IV Section 8.01.01 to increase the types of establishments that would sell alcoholic liquor regardless of separation distances.
  - Zoning Regulation Amendment (2011-119)

**NEW BUSINESS:**

1. **EVERGREEN CROSSING, LLC** – 325 New State Road - for a 224 unit multi-family residential community in a PRD zone.
  - PRD Zone Preliminary Plan of Development (2011-132)
  
2. **THE SHOPPES AT BUCKLAND HILLS** - 194 Buckland Hills Drive - for relocation of existing bus stop, construction of raised paved island, drainage system, two bus shelters, pedestrian walkway, pavement reconstruction, plantings & pavement re- striping in a CUD zone.
  - CUD Detailed Plan Modification (2011-131)
  
3. **TOWN OF MANCHESTER WATER AND SEWER DEPARTMENT** – 864 Middle Turnpike West – for installation of approximately 2,000 linear feet of 8” water main in Thrall Road in Industrial and Rural Residence zones.
  - Inland Wetlands Permit – Determination of Significance (2011-134)
  - Inland Wetlands Permit (2011-134)
  - Special Exception Modification (2011-135)
  - Flood Plain Permit (2011-136)

4. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** - for revisions to the Manchester Zoning Regulations at Article II Section 14.01.07 (B5 zone), Article II Section 18.02.15 and Article II Section 18 Table 1 (Historic zone) to allow alcoholic liquor sales as a permitted use; and amend Article IV Section 8.01.01 to increase the types of establishments that would sell alcoholic liquor regardless of separation distances.
  - Zoning Regulation Amendment (2011-119)
5. **MANDATORY REFERRAL REPORT**
  - Acceptance of 901 Main Street (former Regal's building) – (2011- 138)
6. **ADMINISTRATIVE REPORTS**
7. **APPROVAL OF MINUTES**
  - October 17, 2011 – Public Hearing/Business Meeting
8. **RECEIPT OF NEW APPLICATIONS**