

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION  
FOR THE MEETING OF  
FEBRUARY 6, 2012**

**MEMBERS PRESENT:** Joseph Diminico                      Anthony Petrone  
Kevin Dougan (not sitting)      John Chaput (sitting)  
Andy Kidd  
Eric Prause  
Horace Brown

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**53-71 SPENCER LLC**  
53-71 Spencer Street

Special Exception (2011-139)

**MOTION:** Mr. Kidd moved to deny the special exception. Mr. Brown seconded the motion and Mr. Diminico and Mr. Chaput voted in favor of the motion. Mr. Prause voted against the motion. The motion passed four to one. The reasons for the denial were the proposal had no on-site employee parking for the proposed activity, inadequate traffic circulation and increased traffic congestion, and the proposed food distribution business was not consistent with the existing self-storage business and not compatible with the existing neighborhood.

**ELECTION OF OFFICERS**

**MOTION:** Mr. Prause nominated Joseph Diminico for Chairman. Mr. Brown seconded the motion and all members voted in favor.

**MOTION:** Mr. Kidd nominated Kevin Dougan for Vice Chairman. Mr. Prause seconded the motion and all members voted in favor.

**MOTION:** Mr. Dougan nominated Andy Kidd for Secretary. Mr. Prause seconded the motion and all members voted in favor.

**APPOINTMENTS TO CAPITOL REGIONAL PLANNING COMMISSION**

Mr. Kidd expressed interest in continuing as the regular member of the Capitol Regional Planning Commission, and Mr. Brown expressed interest in continuing as an alternate member. By consensus the Commission recommended the reappointment of Mr. Kidd and Mr. Brown to the Capitol Regional Planning Commission.

**APPROVAL OF MINUTES**

January 4, 2012 – Public Hearing/Business Meeting

**MOTION:** Mr. Brown moved to approve the minutes as written. Mr. Kidd seconded the motion and Mr. Diminico voted in favor. The motion passed three to zero.

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**RECEIPT OF NEW APPLICATIONS**

1. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendment (2012-003)** - for revisions to the Manchester Zoning Regulations to add Article II Section 26 - Form-Based Zone.