

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

October 3, 2012
7:00 P.M.

Lincoln Center Hearing Room
494 Main Street

AGENDA

PUBLIC HEARING:

1. **JOHN MALAPETSAS** – 53 Slater Street, Unit 63-2 – to operate an automobile repair and service garage in an Industrial zone.
 - Special Exception (2012-095)
 - Certificate of Location Approval (2012-100)

2. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** – for revisions to the zoning regulations at Article II Sections 7, 8, 18, 20 and Article IV Section 20 to expand the types of minor changes permitted to be administratively approved.
 - Zoning Regulation Amendment (2012-096)

OLD BUSINESS:

1. **WAL-MART REAL ESTATE BUSINESS TRUST** – 420 Buckland Hills Drive – to expand the store by an additional 439 sq. ft. including modification to the store entrance and to modify a prior condition of approval to eliminate the one-way requirement for the northern drive aisle at the property's entrance.
 - CUD Detailed Plan Modification (2012-080)

2. **WAL-MART REAL ESTATE BUSINESS TRUST** – 205 Spencer Street – to redevelop the property with a new retail store and associated parking and site improvements.
 - Inland Wetlands Permit – Determination of Significance (2012-081)

NEW BUSINESS:

1. **JREC, INC.** – 244R Broad Street – Special Exception Modification – to extend the bituminous pavement by approximately 10,230 sq. ft. over an existing gravel area for parking.
 - Special Exception Modification (2012-077)

2. **JOHN MALAPETSAS** – 53 Slater Street, Unit 63-2 – to operate an automobile repair and service garage in an Industrial zone.
 - Special Exception (2012-095)
 - Certificate of Location Approval (2012-100)

3. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** – for revisions to the zoning regulations at Article II Sections 7, 8, 18, 20 and Article IV Section 20 to expand the types of minor changes permitted to be administratively approved.
 - Zoning Regulation Amendment (2012-096)
4. **RIPLEY HILL DEVELOPMENT, LLC** – 717, 727, &743 Tolland Turnpike – for a 32 unit multi-family residential community. - *Request for Extension*
 - PRD Zone Change and Preliminary Plan of Development (2012-076)
5. **ADMINISTRATIVE REPORTS**
 - Comments on the State POCD
6. **RECEIPT OF NEW APPLICATIONS**