

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

May 7, 2012
7:00 P.M.

Lincoln Center Hearing Room
494 Main Street

AGENDA

PUBLIC HEARING:

1. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** - for a zone change from General Business (GB), Design Overly and Residence B (RB) zones to Form-Based zone (FBZ) in the Broad Street redevelopment area.
 - Zoning Map Amendment (2012-026)
2. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** - for revisions to the Zoning Regulations to transfer the authority to grant special exceptions for auto related uses, gasoline service stations, and bulk oil storage plants from the ZBA to the PZC and to revise special requirements related to these types of uses.
 - Zoning Regulation Amendment (2012-024)

OLD BUSINESS:

1. **AMERICAN GROUP, LLC** – for the sale of four used automobiles at 266 Middle Turnpike West.
 - Certificate of Location Approval (2012-031)

NEW BUSINESS:

1. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** - for a zone change from General Business (GB), Design Overly and Residence B (RB) zones to Form-Based zone (FBZ) in the Broad Street redevelopment area.
 - Zoning Map Amendment (2012-026)
2. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** - for revisions to the Zoning Regulations to transfer the authority to grant special exceptions for auto related uses, gasoline service stations, and bulk oil storage plants from the ZBA to the PZC and to revise special requirements related to these types of uses.
 - Zoning Regulation Amendment (2012-024)
3. **HIGHLAND OAKS CORP.** – 900 Middle Turnpike East – for extension of a previously approved wetlands permit for Phase 5A and 5B of Reig Highlands subdivision.
 - Inland Wetlands Permit (2012-018)

4. **SAM'S REAL ESTATE BUSINESS TRUST** – 69 Pavilions Drive - for the expansion of the existing Sam's Club store by 22,200 +/- sq. ft. and associated parking, landscaping and site revisions.
 - Inland Wetlands Permit (2012-020) - *Request for extension*
 - Erosion and Sedimentation Control Plan (2012-021) - *Request for extension*
 - CUD Detailed Plan Modification (2012-022) - *Request for extension*
5. **ADMINISTRATIVE REPORTS**
6. **APPROVAL OF MINUTES**
 - April 2, 2012 – Business Meeting
7. **RECEIPT OF NEW APPLICATIONS**