

**TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION**

November 19, 2012  
7:00 P.M.

Lincoln Center Hearing Room  
494 Main Street

**AGENDA**

*PUBLIC HEARING:*

1. **MARCUS COMMUNICATIONS, LLC** – 33 Mitchell Dr. & 184 Sheldon Rd. – to construct a 170’ self-supporting telecommunications tower and related appurtenances in an Industrial zone.
  - Special Exception (2012-106)
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 in a General Business zone.
  - Special Exception (2012-082)

*OLD BUSINESS:*

1. **BRUCE R. & ROSEMARIE T. CHIRICO** – 571 Porter Street and the westerly portion of 599 Porter St. – to change the zone from Residence AA (RAA) zone to Rural Residence (RR) zone.
  - Zoning Map Amendment (2012-099)

*NEW BUSINESS:*

1. **FUSS & O’NEILL** – 146 Hartford Road - to install a permanent standby generator in the rear parking area of the property.
  - Flood Plain Permit (2012-113)
  - Historic Site Plan Modification (2012-114)
2. **MARCUS COMMUNICATIONS, LLC** – 33 Mitchell Drive & 184 Sheldon Road – to construct a 170’ self-supporting telecommunications tower and related appurtenances in an Industrial zone.
  - Special Exception (2012-106)
3. **WAL-MART REAL ESTATE BUSINESS TRUST** – 205 Spencer Street - to redevelop the property with a new retail store and associated parking and site improvements in a General Business zone.
  - Inland Wetlands Permit (2012-081)
  - Special Exception (2012-082)
  - Erosion and Sedimentation Control Plan (2012-083)

4. **ADMINISTRATIVE REPORTS**
5. **ADOPTION OF 2013 MEETING SCHEDULE**
6. **RECEIPT OF NEW APPLICATIONS**