



---

**THE FIRST AMENDMENT TO THE  
BROAD STREET REDEVELOPMENT PLAN**

**MOTION:** Mr. Brown moved to support the First Amendment to the Broad Street Redevelopment Plan. Mr. Stoppelman seconded the motion and all members voted in favor.

The Planning and Zoning Commission supported the proposed amendments to the Redevelopment Plan because the amendments do not materially or substantially change the original intent, purpose, or goals of the adopted Broad Street Redevelopment Plan, and strengthen the ability of the Agency and the Town to implement the Redevelopment Plan.

The Commission found the Redevelopment Plan is consistent with the Town Plan of Conservation and Development's Growth Management Principle 3: Redevelop and Revitalize Existing Commercial Centers and Areas of Mixed Land Use:

**Goal I: Redevelop and Invest in Existing and Potential Corridors and Activity Nodes**

**Goal III: Enhance Connectivity Between Housing, Amenities and Services**

**Goal IV: Increase the Supply of a Diverse Housing Stock to Meet the Needs of all Residents**

**APPROVAL OF MINUTES**

April 3, 2013 – Business Meeting

**MOTION:** Mr. Brown moved to approve the minutes as written. Ms. Shanbaum seconded the motion and all members voted in favor.

May 20, 2013 – Business Meeting

**MOTION:** Ms. Shanbaum moved to approve the minutes as written. Mr. Brown seconded the motion and all members voted in favor.

---

**RECEIPT OF NEW APPLICATIONS**

1. MANCHESTER CHICKEN, LLC – Special Exception (2013-038) – for a proposed restaurant with drive through at an existing building at 199 Spencer Street, General Business zone.
2. VH, LLC - PRD Zone Change and Preliminary Plan of Development (2013-040) – for a zone change from Rural Residence to Planned Residential Development and a preliminary plan of development for one single family home and 16 multi-family units at 594 Tolland Turnpike.