

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

January 7, 2013
7:00 P.M.

Lincoln Center Hearing Room
494 Main Street

AGENDA

PUBLIC HEARING:

1. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** – revisions to the zoning regulations to add Article III Section 7 – Lot Mergers to the zoning regulations, and revisions to Article I Section 2.01 to add “accessory structure” and “principal structure” to the definitions and remove “accessory use of building” definition.
 - Zoning Regulation Amendment (2012-119)

OLD BUSINESS:

1. **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)

NEW BUSINESS:

1. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** – revisions to the zoning regulations to add Article III Section 7 – Lot Mergers to the zoning regulations, and revisions to Article I Section 2.01 to add “accessory structure” and “principal structure” to the definitions and remove “accessory use of building” definition.
 - Zoning Regulation Amendment (2012-119)
2. **SAM’S REAL ESTATE BUSINESS TRUST** - 69 Pavilions Drive - to expand the existing Sam’s Club store by 770 sq. ft. in a CUD zone.
 - Erosion and Sedimentation Control Plan (2012-116)
 - CUD Detailed Plan Modification (2012-117)
3. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** – to set an effective date for the newly adopted Plan of Conservation and Development.
 - Plan of Conservation and Development (2012-090)
4. **GARY SWEET** – Pre-application review for a zoning regulation amendment to permit bed and breakfast establishments in Rural Residential and Residence AA zones.
5. **ADMINISTRATIVE REPORTS**

6. APPROVAL OF MINUTES

- September 19, 2012 – Public Hearing/Business Meeting
- November 19, 2012 – Public Hearing/Business Meeting

7. RECEIPT OF NEW APPLICATIONS