

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

July 21, 2014
7:00 P.M.

Lincoln Center Hearing Room
494 Main Street

AGENDA

PUBLIC HEARING:

1. **MCDONALD'S USA, LLC** – *(Continued from July 7, 2014)* Requesting a Special Exception under Art. II Section 24.02.01 (d) for a restaurant with drive-through window at 184-188 Spencer Street, GB zone.
 - Special Exception (2014-039)
2. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** – To delete Art. II Sec. 9.14.02 (f)(8) of the zoning regulations from Art. II, and insert it in Art. IV as a new section (Sec. 23); to revise Art. IV Sec. 23.02.05 to delete the requirement that railings and fences of sidewalk cafes must be removed and stored indoors when the sidewalk cafe is not in operation; and to revise Art. IV Sec. 23.03.03 to allow the Town to remove sidewalk cafes for snow removal.
 - Zoning Regulation Amendment (2014-051)

NEW BUSINESS:

1. **BOB'S DISCOUNT FURNITURE, LLC** – For minor changes to approved special exception plans to add parking stalls and rearrange loading areas at 428 Tolland Turnpike, GB zone.
 - Special Exception Modification (2014-056)
2. **MCDONALD'S USA, LLC** – Requesting a Special Exception under Art. II Section 24.02.01 (d) for a restaurant with drive-through window at 184-188 Spencer Street, GB zone.
 - Special Exception (2014-039)
 - Erosion and Sedimentation Control (2014-040)
3. **EVERGREEN CROSSING, LLC** – Proposed revisions to approved PRD application and wetlands permit at 325 New State Road, PRD Zone.
 - Inland Wetlands Permit – Determination of Significance (2014-026)
 - Inland Wetlands Permit (2014-026)
 - Erosion & Sedimentation Control (2014-027)
 - PRD Zone (Detailed Plan Modification) (2014-028)

4. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** – To delete Art. II Sec. 9.14.02 (f)(8) of the zoning regulations from Art. II, and insert it in Art. IV as a new section (Sec. 23); to revise Art. IV Sec. 23.02.05 to delete the requirement that railings and fences of sidewalk cafes must be removed and stored indoors when the sidewalk cafe is not in operation; and to revise Art. IV Sec. 23.03.03 to allow the Town to remove sidewalk cafes for snow removal.
 - Zoning Regulation Amendment (2014-051)

5. **TOWN OF MANCHESTER DEPARTMENT OF PUBLIC WORKS** – For reconstruction of approximately 3,200' of road to install curb and provide geometric and drainage improvements on Hillstown Road from Bush Hill Road to Glastonbury Town Line, RR zone.
 - Erosion & Sedimentation Control (2014-060)

6. **RECEIPT OF NEW APPLICATIONS**