

**TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION**

August 4, 2014  
7:00 P.M.

Lincoln Center Hearing Room  
494 Main Street

**AGENDA**

**PUBLIC HEARING:**

1. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** – To revise Art. II Sec. 22 of the Zoning Regulations, adding 22.02.07 to allow residential units above the first story as a Permitted Use in the Special Design Commercial Business Zone if there are 4 or fewer residential units or if the combined maximum gross floor area of all residential units does not exceed 5,000 square feet; and adding 22.04.07 to allow residential units above the first floor as a Special Exception Use when there are 5 or more dwelling units or the floor area of residential units exceeds 5,000 square feet.
  - Zoning Regulation Amendment (2014-047)
2. **VONTELL, JOHN** – For re-subdivision of an existing lot at 143 Carter Street, RR zone.
  - Resubdivision (2014-045)
3. **WILLIAM GUINAN** – Request a special exception under Art. III Sec. 6 to create a rear lot at 436 Middle Turnpike East, RA zone.
  - Special Exception (2014-050)

**NEW BUSINESS:**

1. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** – To revise Art. II Sec. 22 of the Zoning Regulations, adding 22.02.07 to allow residential units above the first story as a Permitted Use in the Special Design Commercial Business Zone if there are 4 or fewer residential units or if the combined maximum gross floor area of all residential units does not exceed 5,000 square feet; and adding 22.04.07 to allow residential units above the first floor as a Special Exception Use when there are 5 or more dwelling units or the floor area of residential units exceeds 5,000 square feet.
  - Zoning Regulation Amendment (2014-047)
2. **RAY HARPER** – For outside building elevations changes at 194 Buckland Hills Drive, Space 1023, CUD zone.
  - CUD Detailed Site Development Plan Modification (2014-073)

3. **VONTELL, JOHN** – For re-subdivision of an existing lot at 143 Carter Street, RR zone.
  - Inland Wetlands Permit – Determination of Significance (2014-044)
  - Inland Wetlands Permit (2014-044)
  - Resubdivision (2014-045)
  
4. **WILLIAM GUINAN** – Request a special exception under Art. III Sec. 6 to create a rear lot at 436 Middle Turnpike East, RA zone.
  - Special Exception (2014-050)
  
5. **MANDATORY REFERRAL REPORT**
  - Proposed Wireless Telecommunications Facility
    - 358 South Main Street
  
6. **ADMINISTRATIVE REPORTS**
  - Proposed Wireless Telecommunications Facility
    - 701 Lydall Street
  
7. **APPROVAL OF MINUTES**
  - February 3, 2014 – Public Hearing/Business Meeting
  - February 19, 2014 – Public Hearing/Business Meeting
  - March 17, 2014 – Public Hearing/Business Meeting
  - April 7, 2014 – Business Meeting
  - April 7, 2014 – Aquifer Protection Agency Meeting
  
8. **RECEIPT OF NEW APPLICATIONS**