

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

May 5, 2014
7:00 P.M.

Lincoln Center Hearing Room
494 Main Street

AGENDA

PUBLIC HEARING:

1. **E-SQUARE INVESTMENTS, LLC** – request a special exception under Article III Section 6 to create a rear lot for a two-family house at 173 Wetherell Street, Residence B zone.
 - Special Exception (2014-022)

2. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION** – Revisions to zoning regulations, editing Art. II, Sec. 7.04.03 to reduce the additional usable recreation area requirement for each bedroom in excess of 2 per dwelling unit from 1000 sq. ft. to 250 sq. ft. per room; to allow recreation area to be centrally located or distributed through the development; and to specify improvements that may be made to recreation areas; PRD zones.
 - Zoning Regulation Amendment (2014-023)

NEW BUSINESS:

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2. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION** – Revisions to zoning regulations, editing Art. II, Sec. 7.04.03 to reduce the additional usable recreation area requirement for each bedroom in excess of 2 per dwelling unit from 1000 sq. ft. to 250 sq. ft. per room; to allow recreation area to be centrally located or distributed through the development; and to specify improvements that may be made to recreation areas; PRD zones.
 - Zoning Regulation Amendment (2014-023)

3. **KEYSTONE NOVELTIES DISTRIBUTORS, LLC** — To erect a temporary tent for the sale of fireworks from 06/25/2014 through 07/05/2014 at 170 Slater Street, CUD zone.
 - CUD Detailed Plan Modification (2014-016)

4. **VH, LLC** - Planned Residential Development - 1 single family home and 16 multi-family homes at 594 Tolland Turnpike, PRD zone.
 - Inland Wetlands Permit – Determination of Significance (2014-009)
 - Inland Wetlands Permit (2014-009)
 - Erosion and Sedimentation Control (2014-010)
 - PRD Detailed Site Development Plan (2014-011)

5. **FAIRFIELD INN & SUITES** – Exterior building elevation changes under Art. II Sec. 8.11 to the existing building at 121 Pavilions Drive, CUD zone.
 - CUD Detailed Site Development Plan Modification (2014-031)
6. **ADMINISTRATIVE REPORTS**
 - Consideration of Zoning Regulation Amendment or Zoning District Changes to SDC zone
7. **APPROVAL OF MINUTES**
 - January 22, 2014 – Public Hearing/Business Meeting
8. **RECEIPT OF NEW APPLICATIONS**