
**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
JANUARY 5, 2015**

MEMBERS PRESENT: Eric Prause , Chairman
Andy Kidd, Vice Chairman
Horace Brown, Secretary
Susan Shanbaum
Julian Stoppelman
Patrick Kennedy
Teresa Ike - Sitting

MANCHESTER MANOR REALTY, LLP

385 West Center Street

Site plan modification (2014-102)

MOTION: Ms. Shanbaum moved to approve the site plan modification with modifications as specified in a staff memorandum from Derrick Gregor, Assistant Town Engineer, dated January 2, 2015 to Renata Bertotti, Senior Planner. Ms. Ike seconded the motion and all members voted in favor.

RICHARD P. HAYES, SR. & RICHARD P. HAYES, JR.

1480 Tolland Turnpike

Excavation Permit (2014-092) – Request for extension until January 21, 2015

MOTION: Ms. Ike moved to agree to the extension of time until January 21, 2015. Ms. Shanbaum seconded the motion and all members voted in favor.

Erosion & Sedimentation Control (2014-093) – Request for extension until January 21, 2015

MOTION: Ms. Ike moved to agree to the extension of time until January 21, 2015. Ms. Shanbaum seconded the motion and all members voted in favor.

ELECTION OF OFFICERS

MOTION: Ms. Shanbaum nominated Mr. Prause as Chair. Ms. Ike seconded the nomination and all members voted in favor.

MOTION: Ms. Shanbaum nominated Mr. Kidd as Vice Chair. Ms. Ike seconded the motion and all members voted in favor.

MOTION: Ms. Shanbaum nominated Mr. Brown as Secretary. Ms. Ike seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendment (2014-108)** – To revise Art. I, Sec. 2 to add definitions for "brewery," "brewpub," and "brewpub/restaurant"; to revise Art. II Sections 8.03, 15.01.01(c), and 24.01 to add "brewpub/restaurant" as a permitted use in CUD, CBD, and GB Zones; to revise Art. II Sec 18.03.01(c) to add "brewpub/restaurant" as a special exception use in the Historic Zone; to revise Art. II Sec. 16.13 to add "brewery, brewpub, and brewpub/restaurant" as a permitted use in the Industrial Zone; and to revise Art. IV Sec. 9.03 - parking for brewpubs.
2. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendment (2014-109)** - To revise Art. I Sec. 2 to add definitions for "aquaculture," "aquaponics," and "hydroponics" and to revise Art. II Sec. 16.13 to add aquaculture, aquaponics, and hydroponics to the list of permitted uses in the Industrial Zone.
3. **HIGHLAND OAKS CORPORATION – PRD Zone Change and Preliminary Site Development Plan (2014-111)** – For 35-lot development of one-family and duplex-type homes at 49, 89, 90, 99, 110, 115, 129, 130, 139, 149, 159, 169 Castle Hill and 10, 19, 20, 29, 30, 39, 40, 60 Collingridge Drive.