

**TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION**

January 21, 2015  
7:00 P.M.

Lincoln Center Hearing Room  
494 Main Street

**AGENDA**

**PUBLIC HEARING:**

1. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** – To revise the zoning regulations to add "brewpub/restaurant" as a permitted use in CUD, CBD, and GB Zones and as a special exception use in the Historic Zone; to add "brewery, brewpub, and brewpub/restaurant" as a permitted use in the Industrial Zone; and to set minimum parking requirements for brewpubs.
  - Zoning Regulation Amendment (2014-108)
2. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** – To revise the zoning regulations to add aquaculture, aquaponics, and hydroponics to the list of permitted uses in the Industrial Zone.
  - Zoning Regulation Amendment (2014-109)

**NEW BUSINESS:**

1. **RICHARD P. HAYES SR. & RICHARD P. HAYES, JR.** - For proposed excavation, regrading and storm water management work to be performed at 1480 Tolland Turnpike.
  - Excavation Permit (2014-092)
  - Erosion & Sedimentation Control (2014-093)
2. **WILLIAM GUINAN** - For single family residential rear lot at 424 Middle Turnpike East.
  - Special Exception/Detailed Site Development Plan (2014-091)
3. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** – To revise the zoning regulations to add "brewpub/restaurant" as a permitted use in CUD, CBD, and GB Zones and as a special exception use in the Historic Zone; to add "brewery, brewpub, and brewpub/restaurant" as a permitted use in the Industrial Zone; and to set minimum parking requirements for brewpubs.
  - Zoning Regulation Amendment (2014-108)
4. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** – To revise the zoning regulations to add aquaculture, aquaponics, and hydroponics to the list of permitted uses in the Industrial Zone.
  - Zoning Regulation Amendment (2014-109)
5. **MANDATORY REFERRAL REPORT**
  - Manchester Schools Improvement Project (2015-004)
6. **ADMINISTRATIVE REPORTS**
7. **RECEIPT OF NEW APPLICATIONS**