

DECEMBER 7, 2015

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
DECEMBER 7, 2015**

MEMBERS PRESENT: Michael Stebe, Acting Chair
Jessica Scorso
Timothy Bergin

Alternate Members Sitting: Julian Stoppelman
Patrick Kennedy

Alternate Members: Teresa Ike

EVERGREEN CROSSING, LLC

317 New State Road

PRD Zone Change and Preliminary Plan of Development (2015-102)

MOTION: Mr. Kennedy moved to approve the zone district change from Industrial and Rural Residence zones to Planned Residential Development zone and the associated Preliminary Plan of Development for construction of a 135-unit multi-family residential development at 317 New State Road, with the modifications as specified in staff memoranda from:

1. Derrick Gregor, Assistant Town Engineer, dated December 4, 2015;
2. Bernard Kalansuriya, Design Engineer, dated December 4, 2015;
3. James Davis, Zoning Enforcement Officer, dated December 3, 2015 to Renata Bertotti.

and with the condition that 317 and 325 New State Road be legally merged and the merging deed and map be filed with the Town Clerk's department prior to issuance of a building permit.

Ms. Scorso seconded the motion and all members voted in favor.

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The reason for the approval is that the proposed amendment is consistent with Manchester's Plan of Conservation and Development and the surrounding zoning.

The zone change will be effective on December 28, 2015.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION

Zoning Regulation Amendment (2015-100)

MOTION: Mr. Kennedy moved to keep the public hearing open until the Planning and Zoning Commission's next meeting on January 4, 2016. Mr. Stoppelman seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

November 2, 2015 – Public Hearing/Business Meeting

MOTION: Mr. Kennedy moved to approve the minutes of the November 2, 2015 Public Hearing and Business Meeting. Ms. Scorso seconded the motion and Mr. Stebe and Mr. Bergin voted in favor. Mr. Stoppelman abstained.

November 16, 2015 – Business Meeting

MOTION: Mr. Kennedy moved to approve the minutes of the November 16, 2015 Business Meeting. Ms. Scorso seconded the motion and all members voted in favor.