

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

December 7, 2015
7:00 P.M.

Lincoln Center Hearing Room
494 Main Street

AGENDA

PUBLIC HEARING:

1. **EVERGREEN CROSSING, LLC** - For a zone change from Industrial and Rural Residence to Planned Residential Development zone and construction of a 135-unit multi-family residential development at 317 New State Road.
 - PRD Zone Change and Preliminary Plan of Development (2015-102)
2. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** – To repeal Article IV, Section 13 (Signs) and replace it with a revised Article IV, Section 13 (Signs).
 - Zoning Regulation Amendment (2015-100)

NEW BUSINESS:

1. **EVERGREEN CROSSING, LLC** - For a zone change from Industrial and Rural Residence to Planned Residential Development zone and construction of a 135-unit multi-family residential development at 317 New State Road.
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2. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** – To repeal Article IV, Section 13 (Signs) and replace it with a revised Article IV, Section 13 (Signs).
 - Zoning Regulation Amendment (2015-100)
3. **CALAMAR ENTERPRISES** – Pre-Application Review to discuss an age restricted independent living apartment complex at 180 Spencer Street.
4. **ADMINISTRATIVE REPORTS**
5. **APPROVAL OF MINUTES**
 - November 2, 2015 – Public Hearing/Business Meeting
 - November 16, 2015 – Business Meeting
6. **RECEIPT OF NEW APPLICATIONS**