

**MINUTES OF PUBLIC HEARING
HELD BY THE PLANNING AND ZONING COMMISSION
JANUARY 21, 2015**

ROLL CALL:

Members Present: Andy Kidd, Acting Chair
Horace Brown, Secretary
Michael Stebe

Alternates: Julian Stoppelman (sitting)
Teresa Ike
Patrick Kennedy (sitting)

Absent: Eric Prause, Chair
Susan Shanbaum

Also Present: Mark Pellegrini, Director of Planning
Renata Bertotti, Senior Planner
Matthew Bordeaux, Environmental Planner
and Wetlands Agent
Ginger MacHattie, Recording Secretary

The Acting Chairman opened the Public Hearing at 7:00 p.m. The Secretary read the legal notice for the application when the call was made.

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)

Renata Bertotti, Senior Planner, spoke on behalf of the Manchester Planning and Zoning Commission and explained that beer brewing has been gaining popularity statewide. Some uses that customarily go hand-in-hand with beer breweries are not currently permitted in the Industrial zone. Beer brewery facilities offer tours and brewpubs at some locations. Brew pubs are a step up from breweries. Food may be part of an establishment’s offering and usually the food is precooked and served on the premises; sometimes a food truck will park in the parking lot. Ms. Bertotti explained the proposed definitions for brewery, brewpub, and brewpub/restaurant for the Commission members and discussed the main differences.

Ms. Bertotti explained that minimum parking requirements are being proposed for a brewpub. The requirements mirror those of the restaurant parking regulations. The Economic Development Commission has made a favorable recommendation of this application. CRCOG has no major issues or problems with this application. Ms. Bertotti reviewed two editorial changes.

Mr. Kidd asked if any member of the public wished to comment either in favor of or in opposition to this application. No member of the public came forward at this time.

The public hearing on this application was closed.

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)

Matthew Bordeaux, Environmental Planner and Wetlands Agent, spoke on behalf of the Manchester Planning and Zoning Commission, and explained that approval of this application will expand the opportunities to use the vacant industrial buildings in Manchester. Staff explored the notion of indoor agriculture, which is an evolving and emerging field. Agriculture is a very broad category, so staff narrowed the proposal to three main activities which it feels should be considered for permitted use in the Industrial zone; aquaculture, hydroponics, and aquaponics. Mr. Bordeaux defined each for the Commission.

Mr. Bordeaux submitted the proposal to CRCOG, which finds no conflicts with regional plans and policies. The Economic Development Commission gave this proposal a favorable review and suggested two small changes; add the word “indoors” to the definitions and allow horticulture. Since horticulture is a new use, that would require an additional public hearing.

Mr. Kidd asked if any member of the public wished to speak either in favor of or in opposition to this application. No member of the public came forward at this time.

The Acting Chairman closed the Public Hearing portion of the meeting at 7:32 p.m.

NOTICE: A DIGITAL RECORDING OF THIS PUBLIC HEARING CAN BE HEARD IN THE PLANNING DEPARTMENT.