

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
SEPTEMBER 19, 2016**

MEMBERS PRESENT: Eric Prause, Chairman
Michael Stebe
Jessica Scorso
Timothy Bergin

Alternate Member Sitting: Patrick Kennedy

Alternates: Julian Stoppelman
Teresa Ike

JIN YOUNG PARK

608 East Center Street

SDC Special Exception (2016-092)

MOTION: Mr. Kennedy moved to approve the special exception under Art. II Sec. 22.04.08 for a health and recreation use in an SDC zone at 608 East Center Street with the modifications as specified in staff memoranda from:

1. James A. Davis, Zoning Enforcement Officer, dated September 8, 2016;
2. Bernard Kalansuriya, Design Engineer, dated September 7, 2016;
3. Matthew Bordeaux, Environmental Planner/Wetlands Agent, dated September 6, 2016; and
4. Michelle Handfield, Assistant Town Engineer, dated August 30, 2016.

Mr. Bergin seconded the motion and all members voted in favor.

The reason for the approval was the proposed activity meets the special exception requirements.

THE PLAZA AT BURR CORNERS, LLC

Zoning Regulation Amendment (2016-095)

Art. II Sec. 24 (General Business Zone):

MOTION: Mr. Kennedy moved to approve the zoning regulation amendment to revise Art. II Sec. 24 (General Business Zone) to allow multifamily housing in the General Business zone with the following modifications:

1. As specified in a memorandum from Mark Pellegrini, Director of Planning and Economic Development, dated September 19, 2016.
2. In the proposed Art. II Sec. 24.02.01.j.1.b.ii, the word “and” will be changed to “or” in the first sentence, to read “Maximum height shall comply with GB zone requirements if more than one half mile from existing mass transit **or** if existing commercial space is less than 200,000 square feet.”

Mr. Stebe seconded the motion and all members voted in favor.

The reasons for the approval were that the proposed amendments are consistent with the 2020 goals of redeveloping and investing in existing or potential mixed use centers or districts; promoting walkable neighborhoods; and diversifying the Town’s housing stock.

The zoning regulation amendment will be effective on October 7, 2016.

Art. IV Sec. 20 (Special Exceptions):

MOTION: Mr. Kennedy moved to approve the zoning regulation amendment to revise Art. IV Sec. 20 (Special Exceptions) to provide additional special exception criteria for review of applications for multifamily housing in the General Business zone. Ms. Scorso seconded the motion and all members voted in favor.

The reason for the approval was the proposed amendments are consistent with the 2020 goals of redeveloping and investing in existing or potential mixed use centers or districts; promoting walkable neighborhoods; and diversifying the Town’s housing stock.

The zoning regulation amendment will be effective on October 7, 2016.

MATTHEW AND JON REICHEL

131 Hartford Road

Special Exception (2016-097)

MOTION: Mr. Kennedy moved to approve the special exception under Art. II Sec. 18.03.07 to allow a bed and breakfast at 131 Hartford Road, Historic Zone, with the modifications as specified in staff memoranda from:

1. Michelle Handfield, Assistant Town Engineer, dated September 9, 2016; and
2. Raymond Myette, Jr., Design Engineer, dated September 8, 2016.

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

The reason for the approval was the proposed activity meets the special exception requirements.

TOWN OF MANCHESTER

163 Broad Street

Erosion and Sedimentation Control Plan (2016-090)

MOTION: Mr. Kennedy moved to certify the erosion and sedimentation control plan for renovations to Waddell Elementary School at 163 Broad Street with the modifications as specified in staff memoranda from:

1. Russell Johnston, Eighth Utilities District Contract Engineer, dated September 6, 2016;
2. Michelle Handfield, Assistant Town Engineer, dated August 30, 2016;
3. Raymond Myette, Jr., Design Engineer, dated August 30, 2016; and
4. Jim Mayer, Traffic Engineer, dated August 25, 2016.

Mr. Stebe seconded the motion and all members voted in favor.

The reason for the approval was the proposal meets the requirements of the regulations.

Special Exception Modification (2016-091)

MOTION: Mr. Kennedy moved to approve the special exception modification for renovations to Waddell Elementary School at 163 Broad Street with the modifications as specified in staff memoranda from:

1. Russell Johnston, Eighth Utilities District Contract Engineer, dated September 6, 2016;
2. Michelle Handfield, Assistant Town Engineer, dated August 30, 2016;
3. Raymond Myette, Jr., Design Engineer, dated August 30, 2016; and
4. Jim Mayer, Traffic Engineer, dated August 25, 2016.

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

The reason for the approval was the proposed activity meets the special exception requirements.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION

Zoning Regulation Amendment (2016-099) – Comprehensive Urban Development Zone

Zoning Regulation Amendment (2016-100) - Parking

Zoning Regulation Amendment (2016-101) – Signs for Theaters

Zoning Regulation Amendment (2016-096) - Minor Modifications to Approved Plans

MOTION: Mr. Kennedy moved to open the public hearings on these applications and continue them to a special meeting to be held on September 29, 2016. Mr. Stebe seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

July 18, 2016 – Public Hearing/Business Meeting

MOTION: Mr. Kennedy moved to approve the minutes as written. Mr. Stebe seconded the motion and all members voted in favor.

September 7, 2016 – Public Hearing/Business Meeting

MOTION: Mr. Kennedy moved to approve the minutes as written. Mr. Stebe seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. **ST. JAMES CHURCH – Special Exception Modification (2016-113)** – Request a special exception modification under Art. II Sec. 4.02.02 to add a handicapped entrance and handicapped bathrooms and to renovate the south sacristy at 896 Main Street.
2. **THE PLAZA AT BURR CORNERS, LLC – Special Exception Modification (2016-114)** – Request a special exception modification under Art. II Sec. 9.14.02 (a) and (b) for replacement of the existing building and associated layout and grading at 62 Buckland Street.