

**ACTIONS**  
**OF THE TOWN OF MANCHESTER**  
**PLANNING AND ZONING COMMISSION**  
**FOR THE MEETING OF**  
**MARCH 21, 2016**

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

Alternate Member Sitting: Julian Stoppelman

Alternates: Patrick Kennedy  
Teresa Ike

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**CALAMAR, INC.**

188 Spencer Street

EHD Zone Change and Preliminary Site Development Plan (2016-009)

**MOTION:** Mr. Bergin moved to approve the zone district change from General Business to Elderly Housing Development zone and the associated Preliminary Plan of Development for construction of a 128-unit apartment building at 188 Spencer Street. The Preliminary Plan of Development is approved subject to modifications specified in staff memoranda from:

1. Derrick Gregor, Assistant Town Engineer, dated March 16, 2016; and
2. Raymond Myette, Design Engineer, dated March 15, 2016 to Renata Bertotti.

and subject to the following conditions:

1. That the cross access agreement between the EHD zoned parcel and the GB zoned remaining land be recorded on the land records with the subdivision.

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2. That the applicant demonstrates on the final plan that the proposed development meets parking requirements for multi-family elderly housing.
3. That the driveway connecting onto Hillstown Road must be gated as emergency access until the Hillstown Road improvements are completed and the Town Traffic Engineer has evaluated the accident history at the McDonald's driveway.

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

The reason for the approval is the proposed amendment is consistent with Manchester's Plan of Conservation and Development and specifically with Growth Management Principle 3 to Redevelop and Revitalize Existing Commercial Centers and Areas of Mixed Land Use.

The zone change will be effective on April 6, 2016.

**BILL O'NEILL**

533R and 543 Gardner Street

Lot Frontage Line Determination (2016-004)

**MOTION:** Mr. Stebe moved to issue the interpretation of a lot frontage under subsection 2 of the zoning definition as "the length of a line drawn across a lot parallel to the street lot line at the required front yard depth." Mr. Stoppelman seconded the motion and all members voted in favor.

**RECEIPT OF NEW APPLICATIONS**

1. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (2016-025)** – To revise Art. II Sec. 9.13 to allow vending in business zones.
2. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (2016-026)** – To revise Art. I, Sec. 2 and Art. II, Sec. 18 to allow Inns as a special exception use in the Historic Zone.
3. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (2016-027)** – To revise Art. I, Sec. 2 at the definition for Home-Conducted Occupation to delete language that prevented certain types of offices from being home-conducted occupations.

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4. **LAW OFFICES OF NICHOLAS T. KOCIAN, P.C. – Resubdivision (2016-030) – Resubdivision to create a parcel for an out-building at 346 Middle Turnpike West (a.k.a. 356 Middle Turnpike West).**
  
5. **TOWN OF MANCHESTER DEPARTMENT OF PUBLIC WORKS – Inland Wetlands Permit (2016-032); Erosion and Sedimentation Control (2016-033); Flood Plain Permit (2016-034); - Site improvements at Charter Oak Park.**