

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION  
FOR THE SPECIAL MEETING OF  
SEPTEMBER 29, 2016**

**MEMBERS PRESENT:** Eric Prause, Chairman  
Andy Kidd, Vice Chairman  
Michael Stebe  
Jessica Scorso

Alternate Member Sitting     Julian Stoppelman

Alternates                             Patrick Kennedy

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**TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION**

Zoning Regulation Amendment (2016-099) – CUD Zone

**MOTION:** Mr. Stebe moved to approve the zoning regulation amendment to repeal Article II, Section 8 (Comprehensive Urban Development Zone) and replace it with a new Article II, Section 8 (Comprehensive Urban Development Zone). Ms. Scorso seconded the motion and all members voted in favor.

The reason for the approval was that the proposed amendment is consistent with the Plan of Conservation and Development in that it simplifies the regulatory process in the current CUD regulations while maintaining the intent and purpose of the CUD zone to allow a flexible mixed-use zoning district.

The zoning regulation amendment will be effective on October 21, 2016.

Zoning Regulation Amendment (2016-100) - Parking

**MOTION:** Mr. Stebe moved to approve the zoning regulation amendment to revise Art. IV Sec. 9 to add design requirements for private driveways and parking requirements for shopping centers or malls, with the modification to amend Article IV Section 9.03 to read “Parking Generation,” by The Institute of Transportation Engineers, Washington, DC, 2010, as revised.” Mr. Stoppelman seconded the motion and all members voted in favor.

The reason for the approval was that the proposed amendment is consistent with the Plan of Conservation and Development in that it simplifies the regulatory process in the current CUD regulations while maintaining the intent and purpose of the CUD zone to allow a flexible mixed-use zoning district.

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The zoning regulation amendment will be effective on October 21, 2016.

Zoning Regulation Amendment (2016-101) - Signs

**MOTION:** Mr. Stebe moved to approve the zoning regulation amendment to revise Art. IV Sec. 13 (Signs) to add provisions for signs for theaters, with the modification to amend the proposed Article IV Section 13.10.13 to delete the last sentence. Mr. Stoppelman seconded the motion and all members voted in favor

The reason for the approval was that the proposed amendment is consistent with the Plan of Conservation and Development in that it simplifies the regulatory process in the current CUD regulations while maintaining the intent and purpose of the CUD zone to allow a flexible mixed-use zoning district.

The zoning regulation amendment will be effective on October 21, 2016.

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

**MOTION:** Mr. Stebe moved to approve the zoning regulation amendment to revise Art. I Sec. 4 to add provisions for minor modifications to approved plans. Mr. Stoppelman seconded the motion and all members voted in favor.

The reason for the approval was that the proposed amendment is consistent with the Plan of Conservation and Development in that it simplifies the regulatory process in the current CUD regulations while maintaining the intent and purpose of the CUD zone to allow a flexible mixed-use zoning district.

The zoning regulation amendment will be effective on October 21, 2016.