

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

August 15, 2016
7:00 P.M.

Lincoln Center Hearing Room
494 Main Street

AGENDA

PUBLIC HEARING:

1. **MICHAEL G. AND SALLY A. FLYNN** – For a change of zoning district from Form-Based Zone to Business II Zone at 230 Middle Turnpike West.
 - Zone Change (2016-083)
2. **HILLIARD MILLS, LLC** – Request a special exception under Art. II Sec. 16.15.02 (a) and (b) for a development on a site which is four (4) acres or larger in size and for a use which requires automobile parking spaces in excess of 60 to add parking at 640 and 642 Hilliard Street, Industrial and Rural Residence zones.
 - Special Exception (2016-076)

NEW BUSINESS:

1. **MICHAEL G. AND SALLY A. FLYNN** – For a change of zoning district from Form-Based Zone to Business II Zone at 230 Middle Turnpike West.
 - Zone Change (2016-083)
2. **HILLIARD MILLS, LLC** – Request a special exception under Art. II Sec. 16.15.02 (a) and (b) for a development on a site which is four (4) acres or larger in size and for a use which requires automobile parking spaces in excess of 60 to add parking at 640 and 642 Hilliard Street, Industrial and Rural Residence zones.
 - Inland Wetlands Permit – Determination of Significant Impact (2016-075)
 - Inland Wetlands Permit (2016-075)
 - Special Exception (2016-076)
 - Flood Plain Permit (2016-077)
3. **CALAMAR, INC.** – For construction of 128 residential units and associated site development at 188 Spencer Street.
 - Subdivision (2016-080)
 - Erosion and Sedimentation Control Plan (2016-081)
 - EHD Zone Detailed Site Development Plan (2016-082)

4. **MCDONALD'S USA, LLC** - For a vestibule addition, replacement of the existing single order point drive-through with a dual order point drive-through, and modifications to parking at 70 West Center Street.
 - Erosion And Sedimentation Control Plan (2016-085)
 - Special Exception Modification (2016-086)
 - Design Overlay (2016-087)

5. **T-MOBILE NORTHEAST, LLC**– For addition of three (3) new antennas to the existing wireless telecommunications facility at 63 Elm Street.
 - Historic Zone Site Plan Modification (2016-088)

6. **THE MAIN PUB** – Pre-Application Review to discuss the possibility of a zoning regulation amendment to allow outdoor entertainment in business zones.

7. **ADMINISTRATIVE REPORTS**
 - Administrative Approvals:
 - Sara E. Ross – Lot Line Revision (2016-084) – 573 & 585 Birch Mountain Road

8. **APPROVAL OF MINUTES**
 - June 6, 2016 - Public Hearing/Business Meeting
 - June 20, 2016 - Public Hearing/Business Meeting
 - July 6, 2016 - Public Hearing/Business Meeting

9. **RECEIPT OF NEW APPLICATIONS**