

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

July 18, 2016
7:00 P.M.

Lincoln Center Hearing Room
494 Main Street

AGENDA

PUBLIC HEARING:

1. **WATERSTONE RETAIL DEVELOPMENT, INC.** – 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 construct a corporate headquarters office building and associated site development at 444 Tolland Turnpike, a.k.a. 434 Tolland Turnpike.
 - Special Exception (2016-058)
2. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION** - To revise Art. I, Sec. 2 at the definition for Home-Conducted Occupation to delete language that prevented certain business offices from being home-conducted occupations, and Art. II Sec. 1.03.01 (r) to modify the criteria for home-conducted occupations.
 - Zoning Regulation Amendment (2016-027)
3. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION**- To revise Art. II Sec. 18.03.02 to allow breweries and brewpubs as special exception uses in the Historic Zone.
 - Zoning Regulation Amendment (2016-074)

NEW BUSINESS:

1. **WATERSTONE RETAIL DEVELOPMENT, INC.** – 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 construct a corporate headquarters office building and associated site development at 444 Tolland Turnpike, a.k.a. 434 Tolland Turnpike; and for a building addition and to expand the existing parking at 428 Tolland Turnpike.
 - Special Exception (2016-058)
 - Erosion and Sedimentation Control (2016-059)
 - Erosion and Sedimentation Control (2016-060)
 - Special Exception Modification (2016-061)
2. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION** - To revise Art. I, Sec. 2 at the definition for Home-Conducted Occupation to delete language that prevented certain business offices from being home-conducted occupations, and Art. II Sec. 1.03.01 (r) to modify the criteria for home-conducted occupations.
 - Zoning Regulation Amendment (2016-027)

3. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION**- To revise Art. II Sec. 18.03.02 to allow breweries and brewpubs as special exception uses in the Historic Zone.
 - Zoning Regulation Amendment (2016-074)
4. **TOM STAGIS** - Temporary outdoor tent sales at PC Richards at 230 Hale Road, CUD zone./Modification of the previous approval to allow the change of the sale dates.
 - CUD Detailed Plan Modification (2014-075)
5. **ADMINISTRATIVE REPORTS**
6. **RECEIPT OF NEW APPLICATIONS**