

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

July 6, 2016
7:00 P.M.

Lincoln Center Hearing Room
494 Main Street

AGENDA

PUBLIC HEARING:

1. **REDSTONE HOLDINGS, LLC** – For a zone change from General Business to PRD zone and plan approval for construction of 27 units in two apartment buildings at 169 Red Stone Road.
 - PRD Zone Change and Preliminary and Detailed Plan of Development (2016-050)
2. **SHANTOK MOTORS MANCHESTER, LLC** – Request a special exception under Art. II, Sec. 24.02.01 (h) and a certificate of location approval under Connecticut General Statutes 14-54 to allow used auto sales and auto repairs at 22 Spencer Street.
 - Special Exception (2016-054)
 - Certificate of Location Approval (2016-066)

OLD BUSINESS:

1. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION** – To revise Art. II Sec. 9.13, delete Art. II Sec. 9.14.02 (e), and revise Art. II Sec. 16.16 – to allow vending in business and Industrial zones.
 - Zoning Regulation Amendment (2016-025)

NEW BUSINESS:

1. **REDSTONE HOLDINGS, LLC** – For a zone change from General Business to PRD zone and plan approval for construction of 27 units in two apartment buildings at 169 Red Stone Road.
 - PRD Zone Change and Preliminary and Detailed Plan of Development (2016-050)
 - Erosion and Sedimentation Control Plan (2016-051)
2. **SHANTOK MOTORS MANCHESTER, LLC** – Request a special exception under Art. II, Sec. 24.02.01 (h) and a certificate of location approval under Connecticut General Statutes 14-54 to allow used auto sales and auto repairs at 22 Spencer Street.
 - Special Exception (2016-054)
 - Certificate of Location Approval (2016-066)

3. **WATERSTONE RETAIL DEVELOPMENT, INC.** –To construct a three-story, 103,000 s.f. office building at 434 Tolland Turnpike (formerly known as 444 Tolland Turnpike), and for a building addition and to expand the existing parking at 428 Tolland Turnpike.
 - Special Exception (2016-058) – *Request for 30-day extension*
 - Erosion and Sedimentation Control (2016-059) – *Request for 30-day extension*
 - Erosion and Sedimentation Control (2016-060) – *Request for 30-day extension*
 - Special Exception Modification (2016-061) – *Request for 30-day extension*
4. **ADMINISTRATIVE REPORTS**
5. **RECEIPT OF NEW APPLICATIONS**