

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

September 29, 2016
6:00 P.M.

Lincoln Center Hearing Room
494 Main Street

WORKSHOP AGENDA

1. Middle Turnpike zoning (Business II or General Business vs. Form Based Zone)

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September 29, 2016
7:00 P.M.

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494 Main Street

SPECIAL MEETING AGENDA

PUBLIC HEARING – CONTINUED FROM SEPTEMBER 19, 2016:

1. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** – To repeal Article II, Section 8 (Comprehensive Urban Development Zone) and replace it with a new Article II, Section 8 (Comprehensive Urban Development Zone).
 - Zoning Regulation Amendment (2016-099)
2. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** – To revise Art. IV Sec. 9 to add design requirements for private driveways and parking requirements for shopping centers or malls.
 - Zoning Regulation Amendment (2016-100)
3. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** – To revise Art. IV Sec. 13 (Signs) to add provisions for signs for theaters.
 - Zoning Regulation Amendment (2016-101)
4. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** – To revise Art. I Sec. 4 to add provisions for minor modifications to approved plans.
 - Zoning Regulation Amendment (2016-096)

NEW BUSINESS:

1. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** – To repeal Article II, Section 8 (Comprehensive Urban Development Zone) and replace it with a new Article II, Section 8 (Comprehensive Urban Development Zone).
 - Zoning Regulation Amendment (2016-099)
2. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** – To revise Art. IV Sec. 9 to add design requirements for private driveways and parking requirements for shopping centers or malls.
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3. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** – To revise Art. IV Sec. 13 (Signs) to add provisions for signs for theaters.
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4. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** – To revise Art. I Sec. 4 to add provisions for minor modifications to approved plans.

- Zoning Regulation Amendment (2016-096)

5. **ADMINISTRATIVE REPORTS**

- Administrative Approvals:
 - Waterstone Retail Development, Inc. – Lot Line Revision (2016-062) – 428 and 434 (formerly 444) Tolland Turnpike