

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
SEPTEMBER 29, 2016**

ROLL CALL:

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

Alternate Member Sitting: Julian Stoppelman

Alternates: Patrick Kennedy

Absent: Timothy Bergin
Teresa Ike

Also Present: Mark Pellegrini, Director of Planning
Renata Bertotti, Senior Planner
Karen Logan, Recording Secretary

Time Convened: 9:35 P.M.

NEW BUSINESS

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)

Mr. Kidd stated that, given the differences between the General Business zone regulations and the proposed Comprehensive Urban Development zone regulations, the Commission should just move forward with the changes to the CUD zone. He was in favor of all four of the proposed amendments.

Mr. Prause noted that the whole process would be much simpler under the proposed amendments and he felt it was good to update the regulations.

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.

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)

Mr. Prause commented that the proposed amendment was much more streamlined than the existing regulations.

Mr. Stebe asked for a clarification on the proposed modification mentioned in the draft motions. Ms. Bertotti said the modification was simply made to correct the title of the book being referred to in the regulations.

Mr. Prause asked if any area outside of the CUD zone was affected by the parking regulation changes, and Mr. Pellegrini said no.

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.

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

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)

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

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)

Mr. Stoppelman stated he was in favor of the modification.

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.

ADMINISTRATIVE REPORTS

Administrative Approval:

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

Mr. Prause stated what a pleasure it had been to work with Mr. Pellegrini, who was retiring. The Commissioners thanked Mr. Pellegrini for his service.

The Chairman closed the business meeting at 7:53 p.m.

I certify these minutes were adopted on the following date:

November 7, 2016
Date

Eric Prause, Chairman

NOTICE: A DIGITAL RECORDING OF THIS BUSINESS MEETING CAN BE HEARD IN THE PLANNING DEPARTMENT.