

**MINUTES OF PUBLIC HEARING AND BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
SEPTEMBER 7, 2016**

ROLL CALL:

Members Present: Jessica Scorso
Patrick Kennedy

Absent: Eric Prause, Chairman
Andy Kidd, Vice Chairman
Michael Stebe, Secretary
Timothy Bergin
Julian Stoppelman
Teresa Ike

Also Present: Mark Pellegrini

Ms. Scorso convened the meeting at 7:00 p.m., noting that only two Planning and Zoning Commission members were present.

PUBLIC HEARINGS

JIN YOUNG PARK – Request a special exception under Art. II Sec. 22.04.08 for a health and recreation use in an SDC zone at 608 East Center Street. – SDC Special Exception (2016-092)

Ms. Scorso read the public hearing notice for Jin Young Park into the record, and stated that because there was no quorum and no one in attendance from the public, no testimony would be heard and the hearing would be continued to the Commission’s next regular meeting of September 19, 2016.

THE PLAZA AT BURR CORNERS, LLC - To revise Art. II Sec. 24 (General Business Zone) and Art. IV Sec. 20 (Special Exceptions) to allow multifamily housing in the General Business zone and provide additional special exception criteria for review of such applications. – Zoning Regulation Amendment (2016-095)

Ms. Scorso read into the record the public notice for the Plaza at Burr Corners, LLC application. Again, noting that only two members were present and no one from the public was present, she said the hearing would be continued to the Commission’s next regular meeting of September 19, 2016.

BUSINESS MEETING

TOWN OF MANCHESTER – For renovations to Waddell Elementary School at 163 Broad Street. – Erosion and Sedimentation Control Plan (2016-090); Special Exception Modification (2016-091)

No actions were taken.

APPROVAL OF MINUTES

July 18, 2016 – Public Hearing/Business Meeting

No actions were taken.

RECEIPT OF NEW APPLICATIONS

Three applications have been received as of Friday, September 2, 2016, as follows:

1. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendment (2016-102)** – To revise the zoning regulations at Art. IV, Sec. 13.07.01 to modify the maximum sign areas for wall, canopy, marquee and roof signs.
2. **REDEEMED CHRISTIAN CHURCH OF GOD – Design Overlay (2016-105)** – For a place of worship at 252 Spruce Street (a.k.a. 254 Spruce Street).
3. **CALAMAR, INC. – Zone Change (2016-106)** - Request a zone change for a portion of 188 Spencer Street from EHD to GB in preparation for that portion of the property to be conveyed to the owner of, and merged with, 184 Spencer Street.

I certify these minutes were adopted on the following date:

September 19, 2016
Date

Eric Prause, Chairman