

**MINUTES OF PUBLIC HEARING
HELD BY THE PLANNING AND ZONING COMMISSION
JUNE 6, 2016**

ROLL CALL:

MEMBERS PRESENT: Andy Kidd, Acting Chair
 Timothy Bergin, Acting Secretary
 Jessica Scorso

Alternate Members Sitting: Teresa Ike
 Patrick Kennedy

Alternate: Julian Stoppelman

Absent: Eric Prause, Chair
 Michael Stebe, Secretary

Also Present: Mark Pellegrini, Director
 Renata Bertotti, Senior Planner
 Matthew Bordeaux, Environmental Planner
 Karen Logan, Recording Secretary

Time Convened: 7:02 P.M.

Mr. Kidd opened the hearing by introducing the members of the Commission and having Mr. Bergin read the legal notice.

JIN YOUNG PARK – For a zone district change from Residence B to Special Design Commercial Business Zone at 608 East Center Street. – Zoning Change (2016-057)

Attorney Stephen Penny, a Manchester attorney representing Jin Young Park, described the property and the background of the applicant's request. Attorney Penny noted that the properties bordering 608 East Center Street are mostly zoned Special Design Commercial Business (SDC) Zone, with the exception of a Planned Residential Development, which borders the property on the south. Attorney Penny detailed the allowed uses in the SDC Zone. He then described the Character Map in the Town's Plan of Conservation and Development and pointed out how the proposed use of a martial arts facility was consistent with the Character Map. Attorney Penny wrapped up his presentation by asserting that the SDC Zone change, if adopted, would be compatible with the 2012 Plan of Conservation and Development.

Mr. Bergin asked what zone the business fell under in its current location. Ms. Bertotti replied that the business is in the Form-Based Zone in its location on Broad Street.

Mr. Kennedy wondered how the former tenant at 608 East Center Street, the VFW, came to be

located in a residential zone. Mr. Pellegrini responded that within that residential zone, one of the permitted uses is social clubs.

Mr. Stoppelman asked for clarification that the Commission was being asked to approve a zone change, not the specific business. Attorney Penny replied that this was correct. Mr. Stoppelman went on to ask if there was adequate parking at the location and Attorney Penny stated that there was plenty of parking.

Mr. Stoppelman asked staff what kind of sign regulations were in place for that location. Ms. Bertotti responded that the sign regulations in the SDC Zone are the same regulations that apply to all zones in Manchester. Criteria such as the size of the building and how far the building is located from the street would determine the size of permitted signage.

Mr. Kidd called for staff comments. Ms. Bertotti indicated that staff had reviewed the application and there were no outstanding comments.

Mr. Kidd opened the hearing up to comments. There were no comments from the public.

Mr. Kennedy moved to close the public hearing. Ms. Ike seconded and all members voted in favor.

The Chairman closed the Public Hearing at 7:40 p.m.

I certify these minutes were adopted on the following date:

8/15/16
Date

Eric Prause, Chairman

NOTICE: A DIGITAL RECORDING OF THIS PUBLIC HEARING CAN BE HEARD IN THE PLANNING DEPARTMENT.