

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION  
FOR THE MEETING OF  
AUGUST 14, 2017**

**MEMBERS PRESENT:** Andy Kidd, Acting Chairman  
Michael Stebe, Secretary  
Jessica Scorso  
Timothy Bergin

Alternate Member Sitting: Julian Stoppelman

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**ARMORY GROUP, LLC**

330 Main Street

Zone Change (2017-054)

**MOTION:** Mr. Stebe moved to approve the zoning change from Residence B to Business III for the rear portion of the property at 330 Main Street, Residence B, Business III, and Design Overlay zones. Ms. Scorso seconded the motion and all members voted in favor.

The reason for the approval is that the proposed amendment is consistent with the surrounding zoning and with the Manchester Plan of Conservation and Development.

The zoning map amendment will be effective on August 31, 2017.

**CHRISTINE MAIN (BOB'S DISCOUNT FURNITURE)**

428 Tolland Turnpike

Special Exception Modification (2017-053)

**MOTION:** Mr. Stebe moved to approve the special exception modification for modification to landscaping at 428 Tolland Turnpike. Ms. Scorso seconded the motion and all members voted in favor.

The reason for the approval is that the proposed modification meets the special exception criteria.

**APPROVAL OF MINUTES**

July 5, 2017 –Business Meeting/Workshop

**MOTION:** Mr. Stoppelman moved to approve the minutes as written. Mr. Stebe seconded the motion and all members voted in favor.

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July 17, 2017 – Public Hearing/Business Meeting

**MOTION:** Mr. Stoppelman moved to approve the minutes as written. Mr. Stebe seconded the motion and all members voted in favor.

**RECEIPT OF NEW APPLICATIONS**

1. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (2017-062)** – To revise Art. I Sec. 4 (Application Requirements) to delete requirements for submission of tables of ratios for CUD zone applications.
2. **MAIN PUB REALTY, LLC – Special Exception (2017-063); Design Overlay (2017-064)** - Special Exception under Art. II Sec. 12.02.11 for outdoor entertainment at 300 Main Street (a.k.a. 304-306 Main Street) and Design Overlay review for construction of staging area and installation of a sound system in northern corner of outdoor patio at The Main Pub.
3. **CHAMPAGNE WEST, LLC – Special Exception (2017-065)** – Request a special exception under Art. II Sec. 16.15.02(j) for used auto sales at 259 Adams Street.
4. **TOWN OF MANCHESTER – Inland Wetlands Permit (2017-066)** – For renovations to Verplanck elementary school, including building extensions, upgraded parking, a new exit drive, and landscaping, at 126 Olcott Street.