

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
SEPTEMBER 18, 2017**

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

Alternates: Julian Stoppelman
Patrick Kennedy
Teresa Ike

MICHAEL AND SALLY FLYNN

230 Middle Turnpike West

Special Exception Modification (2017-071)

MOTION: Mr. Bergin moved to approve the Special Exception Modification under Art. II Sec. 11.02.01 for construction of a 35' x 45' accessory building at 230 Middle Turnpike West, with the modifications as specified in staff memoranda from:

1. Renata Bertotti, Senior Planner, dated September 12, 2017;
2. Bernard Kalansuriya, Design Engineer, dated September 8, 2017; and
3. Michelle Handfield, Assistant Town Engineer, dated September 6, 2017 to Renata Bertotti, Senior Planner.

Ms. Scorso seconded the motion. Mr. Bergin, Ms. Scorso, and Mr. Prause voted in favor of the motion. Mr. Kidd and Mr. Stebe voted against the motion. The motion passed 3 to 2.

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

Design Overlay Review (2017-072)

MOTION: Mr. Bergin moved to approve the construction of a new building in a Design Overlay Zone. Ms. Scorso seconded the motion. Mr. Bergin, Mr. Prause, and Ms. Scorso voted in favor of the motion. Mr. Kidd and Mr. Stebe voted against the motion. The motion passed 3 to 2.

The reason for the approval is that the proposed building meets the purpose and the criteria of Article II Section 25.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION

Zoning Regulation Amendment (2017-062)

MOTION: Mr. Stebe moved to approve the zoning regulation amendment to revise Art. I Sec. 4 - Application Requirements for CUD zone applications. Mr. Bergin seconded the motion and all members voted in favor.

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

The zoning regulation amendment will be effective on October 2, 2017.

RECEIPT OF NEW APPLICATIONS

1. **WORKOUT HARDER FITNESS – Special Exception (2017-081)** – Request a special exception under Art. II Sec. 18.03.05 for a recreational facility at 134 Pine Street (a.k.a. 136 ½ Pine Street), Historic zone.
2. **ORANGE HALL CORP. – Special Exception (2017-083)** – Request a special exception under Art. II Sec. 12.02.09 to allow a place of worship at 72 East Center Street, Business III, Residence B, and Design Overlay zones.