

**TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION**

February 1, 2017  
7:00 P.M.

Lincoln Center Hearing Room  
494 Main Street

**AGENDA**

**PUBLIC HEARING:**

1. **EVERGREEN CROSSING, LLC** – To add one additional multifamily building with 26 units at 317 New State Road, Planned Residential Development zone.
  - PRD Zone Change and Combined Preliminary and Detailed Plan of Development (2016-139)
  
2. **LABYRINTH BREWING** – Request a special exception under Art. II Sec. 18.03.02(a) 6 to allow a brewpub at 148 Forest Street, Historic zone.
  - Special Exception (2016-143)

**NEW BUSINESS:**

1. **EVERGREEN CROSSING, LLC** – To add one additional multifamily building with 26 units at 317 New State Road, Planned Residential Development zone.
  - PRD Zone Change and Combined Preliminary and Detailed Plan of Development (2016-139)
  - Inland Wetlands Permit – Determination of Significance (2016-140)
  - Inland Wetlands Permit (2016-140)
  - Erosion and Sedimentation Control Plan (2016-141)
  
2. **LABYRINTH BREWING** – For a brewpub at 148 Forest Street and associated site work at 148 and 126 Forest Street, Historic zone.
  - Special Exception (2016-143)
  - Erosion and Sedimentation Control Plan (2016-144)
  
3. **JONATHAN C. KEANE**– For construction of a single family house within the 100' upland review area at 4 Fir Grove Road, Rural Residence zone.
  - Inland Wetlands Permit – Determination of Significance (2017-006)
  - Inland Wetlands Permit (2017-006)
  
4. **HILLIARD MILLS, LLC** – Pre-Application Review to discuss a possible amendment to the Zoning Regulations at Art. II Sec. 16.15.02 to add banquet halls as a special exception use in the Industrial Zone.

**5. ADMINISTRATIVE REPORTS**

- Administrative Approvals:
  - David Farr – Lot Line Revision (2016-146) – 42 Westwood Street

**6. APPROVAL OF MINUTES**

- January 18, 2017 – Business Meeting/Workshop

**7. RECEIPT OF NEW APPLICATIONS**