

**MINUTES OF PUBLIC HEARING  
HELD BY THE PLANNING AND ZONING COMMISSION  
JULY 17, 2017**

**ROLL CALL:**

Members Present: Eric Prause, Chairman  
Michael Stebe, Secretary

Alternate Member Sitting: Julian Stoppelman  
Patrick Kennedy  
Teresa Ike

Absent: Andy Kidd, Vice Chairman  
Jessica Scorso  
Timothy Bergin

Also Present: Renata Bertotti, Senior Planner  
Nancy Martel, Recording Secretary

The Chairman opened the Public Hearing at 7:02 p.m. The Secretary read the legal notice for the application when the call was made.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning map amendment to correct the zoning map and zone the property at 1087 Tolland Turnpike as General Business zone. – Zoning Map Amendment (2017-047)

Ms. Renata Bertotti, Senior Planner, explained the application. It has been brought to the attention of the Planning Department, she said, that the 0.13 acre parcel located at the intersection of Buckland Street and Tolland Turnpike, with the address at 1087 Tolland Turnpike, owned by Parul, LLC, was inadvertently never zoned. Consequently, she said, there is no zoning designation currently on the property. The Planning Department decided to correct the oversight, Ms. Bertotti reported, and is proposing the zoning map change to zone that property as General Business, corresponding to the zoning of the surrounding properties. She stated the Planning Department contacted the property owner with notification of the change, and the Department received an e-mail from the owner's representative and the property owner stating they were in favor of this correction. The matter is a mapping error dating back at least 10 years, she said, as she had researched several years of zoning maps.

Mr. Prause inquired if there is any history of the zoning in the area. He asked if the property was a result of a subdivision.

Ms. Bertotti explained that the property was transferred to the current owner from the Town and Eighth Utilities District. At some point, the land was owned by the State, who gave it to the Town and Eighth Utilities District, she said. Subsequently, the Town and the Eighth Utilities District sold the property, Ms. Bertotti reported, as there is a record of a Mandatory Referral on the disposition of the property. Ms. Bertotti said that even at that point the zoning map was blank at this location, though the General Business zone was referenced.

Mr. Prause asked about the surrounding zones.

Ms. Bertotti projected a map of the surrounding General Business zoning, pointing to the property in question, as well as the neighboring properties. She also referenced the Residence C and Residence A zone to the east.

Mr. Prause said he assumed the site is vacant. Ms. Bertotti confirmed that there is no development at the site.

The Chairman opened the meeting to the public. There were no comments.

**MOTION:** Mr. Stoppelman moved to close the public hearing.

Mr. Kennedy seconded the motion and all members voted in favor.

The Chairman closed the public hearing at 7:07 PM.

I certify these minutes were adopted on the following date:

August 14, 2017  
Date

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Eric Prause, Chairman

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