

**MINUTES OF PUBLIC HEARING  
HELD BY THE PLANNING AND ZONING COMMISSION  
JANUARY 4, 2017**

**ROLL CALL:**

Members Present: Eric Prause, Chairman  
Andy Kidd, Vice Chairman  
Jessica Scorso  
Timothy Bergin

Alternate Member Sitting: Patrick Kennedy

Alternates: Julian Stoppelman  
Teresa Ike

Absent: Michael Stebe, Secretary

Also Present: Gary Anderson, Director of Planning  
Renata Bertotti, Senior Planner  
Katie Williford, Administrative Secretary

Revised Agenda

Ms. Bertotti asked the Commission to adopt a revised agenda. She explained that the Viscogliosis had consented to an extension of time to open the public hearing on their application, because they would seek a variance from the Zoning Board of Appeals at its January 25, 2017 meeting. The Viscogliosis hoped to be back before the Planning and Zoning Commission on February 1, 2017, she said.

In addition, Ms. Bertotti said that Tolland Turnpike Motors, LLC had elected to have their application removed from this agenda, because she had informed them that she would recommend the Commission keep the public hearing open due to outstanding staff comments.

Mr. Kennedy moved to adopt the revised agenda. Mr. Kidd seconded the motion and all members voted in favor.

The Chairman opened the Public Hearing at 7:04 p.m. The Secretary read the legal notice for the application when the call was made.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – To revise Art. IV Sec. 13.10.05.03 to limit the size of multiple tenant signage in business plazas. - Zoning Regulation Amendment (2016-133)

Ms. Bertotti displayed the proposed text on the projector screen. She explained that the proposed amendment would limit the size of freestanding signs for plazas that have multiple tenants. The current regulations allow identification signs up to 6 square feet per tenant, so the signs could hypothetically be quite large for plazas that have multiple tenants, Ms. Bertotti said. The proposed amendment would limit the size of such signs to 100 square feet for shopping centers occupying less than 6 acres, and 200 square feet for those occupying 6 acres or more, she said.

Ms. Bertotti noted that this type of size limit was in conformance with other regulations for plaza identification signs. She said that CRCOG found no apparent conflict with regional plans and policies or the concerns of neighboring towns.

Mr. Prause asked where else in the regulations there were similar requirements for sign dimensions. Ms. Bertotti replied that shopping malls occupying more than 25 acres could have one freestanding sign not exceeding 200 square feet. At 13.10.06.01, shopping centers occupying less than 6 acres are allowed one freestanding sign that is 100 square feet, and those occupying more than 6 acres are allowed one up to 200 square feet. In response to a question from Mr. Prause, Ms. Bertotti confirmed that all of the sign regulations are still in Article IV Section 13.

Chairman Prause asked any member of the public that wished to speak either in favor of or in opposition to this application to come forward at this time. No member of the public came forward.

The Chairman closed the Public Hearing portion of the meeting at 7:12 p.m.

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