

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION  
FOR THE MEETING OF  
APRIL 2, 2018**

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

Alternate Member Sitting: Julian Stoppelman

Alternate Member: Teresa Ike

---

**WOODBIDGE MILLS, LLC**

Zoning Regulation Amendment (2018-014)

**MOTION:** Mr. Stebe moved to approve the zoning regulation amendment (2018-014) to add multi-family historic mill conversion in accordance with the requirements of Art. II, Sec. 9.14.03 as a special exception use in the Special Design Commercial Business Zone. Mr. Stoppelman seconded the motion and all members voted in favor.

The reason for the approval is that the proposed amendment is consistent with the Manchester Green Corridor Study and with several POCD Growth Management Principles, including:

1. GMP 2 Conserve, Restore and Protect Cultural and Historic Resources – and specifically with Goal and Objective C: Adopt ordinances to protect at-risk districts and properties;
2. GMP 3 Redevelop and Revitalize Existing Commercial Centers and Areas of Mixed Land Use – and specifically with Goal and Objective B1: Incentivize adaptive reuse of vacant and underutilized sites/buildings, C1: The PZC should adopt zone changes that encourage a mix of uses at nodes and along corridors, and C4: Adopt zoning that allows/requires a mix of uses within walking distance of a transit stop.
3. GMP 5 Expand housing opportunities and design choices to accommodate a variety of household types and needs.

The zoning regulation amendment will be effective on April 18, 2018.

---

**CONNECTICUT CVS PHARMACY, LLC**

1221 Main Street (formerly 1229 Main Street and 27 and 31 Charter Oak Street)

Special Exception Modification (2018-013)

**MOTION:** Mr. Stebe moved to approve the Special Exception Modification to change the plans approved by the Commission on November 17, 2014 with regards to grading with the modifications as specified in staff memoranda from:

1. Michelle Handfield, Assistant Town Engineer, dated March 27, 2018; and
2. Bernard Kalansuriya, Design Engineer, dated March 28, 2018 to Renata Bertotti, Senior Planner.

Mr. Kidd seconded the motion and Mr. Prause, Mr. Kidd, Mr. Stebe, and Mr. Stoppelman voted in favor. Ms. Scorso voted against the motion. The motion passed four to one.

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

Erosion and Sedimentation Control Plan (2018-025)

**MOTION:** Mr. Stebe moved to certify the Erosion and Sedimentation Control Plan with the modifications as specified in staff memoranda from:

1. Michelle Handfield, Assistant Town Engineer, dated March 27, 2018 and;
2. Bernard Kalansuriya, Design Engineer, dated March 28, 2018 to Renata Bertotti, Senior Planner.

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

**TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT**

494 Main Street, 41 Center Street, 99 Edgerton Street, and 35 Center Street

Erosion and Sedimentation Control Plan (2018-022)

**MOTION:** Mr. Stebe moved to certify the Erosion and Sedimentation Control Plan. Mr. Stoppelman seconded the motion and all members voted in favor.

**APPROVAL OF MINUTES**

March 19, 2018 – Public Hearing/Business Meeting

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

**RECEIPT OF NEW APPLICATIONS**

1. **CONNECTICUT CVS PHARMACY, LLC – Special Exception Modification (2018-013); Erosion and Sedimentation Control Plan (2018-025)** – For modifications to the previously approved grading plans to raise the finished floor elevations of the two buildings at 1221 Main Street (formerly 1229 Main Street and 27 and 31 Charter Oak Street).
2. **TRUSTEES OF NORTH METHODIST CHURCH – Resubdivision (2018-027); Erosion and Sedimentation Control Plan (2018-028)** – For re-subdivision and associated improvement of two existing parcels at 40 and 41 Farmington Street into five lots and associated site work at 300 Parker Street.