

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
FEBRUARY 5, 2018**

MEMBERS PRESENT: Eric Prause, Chairman
Andy Kidd, Vice Chairman
Michael Stebe, Secretary
Jessica Scorso (Recused for 2017-111)
Timothy Bergin

Alternate Member Sitting: Teresa Ike
(For 2017-111 only)

Alternates: Patrick Kennedy

TRUSTEES OF NORTH METHODIST CHURCH

40 & 41 Farmington Street

Special Exception (2017-111)

MOTION: Mr. Kidd moved to approve the special exception under Art. III, Sec. 6 to allow the creation of a rear lot at 41 Farmington Street, with the condition that the applicant provide appropriate evergreen shrubs, a minimum of 4 feet in height at planting, consistent with the length and location shown on the current plan to provide immediate buffering to the abutting property at 29 Farmington Street. Ms. Ike seconded the motion. Ms. Ike and Mr. Kidd voted in favor of the motion. Mr. Stebe, Mr. Bergin and Mr. Prause voted against the motion. The motion did not pass and the application was denied.

40 & 41 Farmington Street

Re-subdivision (2017-099)

The applicant withdrew the application.

40 & 41 Farmington Street & 300 Parker Street

Erosion and Sedimentation Control Plan (2017-100)

The applicant withdrew the application.

NORMAN AND LINDA LATULIPPE

780 Vernon Street

Special Exception and Preliminary Plan of Development (2017-112)

MOTION: Mr. Stebe moved to approve the special exception with the preliminary plan of development only to allow the creation of a rear lot at 780 Vernon Street, with the modifications as specified in staff memoranda from:

1. Michelle Handfield, Assistant Town Engineer dated February 5, 2018 to Renata Bertotti, Senior Planner.

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

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

WAL-MART REAL ESTATE BUSINESS TRUST

420 Buckland Hills Drive

Minor Change to Approved Special Exception Plan (2018-006)

MOTION: Mr. Stebe moved to approve the minor change to the approved special exception plan, with the modifications as specified in staff memoranda from:

1. Michelle Handfield, Assistant Town Engineer dated February 5, 2018 to Renata Bertotti, Senior Planner.

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

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

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION

Zoning Regulation Amendment (2018-004)

MOTION: Mr. Stebe moved to approve the zoning regulation amendment (2018-004) for revisions to Art. 1 Sec. 2 (Definitions), Art. II Sec. 15 (Central Business District), and Art. IV Sec. 23 (Sidewalk Cafes) to add a definition for Seasonal Vestibule and provisions for seasonal vestibules within the Central Business District, with the following modifications:

1. To modify the proposed definition in Art.1 Sec 2 to read: “Seasonal Vestibule: A temporary exterior passage, hall or room adjacent to a building entrance.”
2. To modify the proposed Art. IV Sec. 23.05.02 to add the phrase “or seasonal vestibule” to the third sentence after the phrase “sidewalk cafe” and to remove the phrases “of the” and “governing sidewalk cafes” from the third sentence.
3. To modify the proposed Art. IV Sec 23.05.03 to remove the words “sidewalk cafes” from the second sentence.

Ms. Scorso seconded the motion and all members voted in favor.

The reason for the approval is that the proposed amendment is consistent with the POCD.

The zoning regulation amendment will be effective on February 20, 2018.

APPROVAL OF MINUTES

January 3, 2018 – Public Hearing/Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendment (2018-004)** – To revise Art. 1 Sec. 2 (Definitions), Art. II Sec. 15 (Central Business District), and Art. IV Sec. 23 (Sidewalk Cafes) to add a definition for Seasonal Vestibule and provisions for seasonal vestibules within the Central Business District.
2. **WAL-MART REAL ESTATE BUSINESS TRUST – Minor Change to Approved Special Exception Plan (2018-006)** – To designate 7 parking spaces under a proposed canopy for customer parking while picking up online orders at 420 Buckland Hills Drive.
3. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendment (2018-009)** – To revise Art. II Sec. 7 (Planned Residential Development Zone) to add procedures for major changes to approved plans in PRD zone and for the revocation of a PRD zone when its associated Preliminary Plan expires and construction has not begun.