

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
DECEMBER 10, 2018**

MEMBERS PRESENT: Eric Prause, Chairman
Michael Stebe, Secretary
Jessica Scorso
Timothy Bergin
Patrick Kennedy

Alternate: Teresa Ike

HILLIARD MILLS, LLC

640 and 642 Hilliard Street and 370 Adams Street

Special Exception (2018-086)

MOTION: Mr. Kennedy moved to approve the special exception under Article II, Section 16.15.02 (l) for a banquet hall at 640 & 642 Hilliard Street and 370 Adams Street, with the modifications as specified in staff memoranda from:

1. Raymond Myette, Jr., Design Engineer dated November 2, 2018; and
2. Matthew R. Bordeaux, Senior Planner dated November 11, 2018.

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

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

JOSH LAFRANCE

180 Porter Street

Special Exception (2018-120)

MOTION: Mr. Kennedy moved to approve the special exception under Article II, Section 4.02.01 for conversion to a two-family home at 180 Porter Street. Mr. Bergin seconded the motion and all members voted in favor.

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

KENNETH BOYNTON
426 Wetherell Street

Zone Change (2018-127)

MOTION: Mr. Kennedy moved to approve the zone change from Rural Residence to Residence AA zone at 426 Wetherell Street. Mr. Bergin seconded the motion. Mr. Kennedy, Mr. Bergin, Mr. Stebe, and Ms. Scorso voted in favor. Mr. Prause voted against the motion. The motion passed 4 to 1.

The reasons for the approval are that the proposed zone change will provide a transition of development densities between surrounding residential subdivisions and that it is consistent with the Plan of Conservation and Development, especially Growth Management Principle #1 Objective B4.

The zone change will be effective on December 28, 2018.

ASSOCIATION OF MUSLIM COMMUNITY
35 Oak Street, 46 Cottage Street, and 50 Cottage Street

Special Exception (2018-111)

MOTION: Mr. Kennedy moved to approve the special exception under Article II, Section 5.02.02 for a place of worship use at 35 Oak Street, 46 Cottage Street and 50 Cottage Street, with the modifications as specified in staff memoranda from:

1. Bernard Kalansuriya, Design Engineer dated October 30, 2018;

and to approve a waiver as provided by Art. IV, Sec. 9.03.13.

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

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

ELECTION OF OFFICERS

MOTION: Mr. Kennedy nominated Mr. Prause as Chairman. Mr. Stebe seconded the motion and all members voted in favor.

MOTION: Mr. Stebe nominated Mr. Kennedy as Vice Chairman. Ms. Scorso seconded the motion and all members voted in favor.

MOTION: Mr. Kennedy nominated Mr. Stebe as Secretary. Mr. Bergin seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. **VANLOSE ENTERPRISES, LLC – Zone Change (2018-128)** – Request a zone change from Residence A to General Business zone at 86 Oakland Street and 11 and 25 Edward Street.

2. **LA IGLESIA DE DIOS, INC. – Special Exception (2018-129)** – Request a special exception under Art. II, Sec. 6.02.04 for a place of worship use at 69 North Street and 65 North Street (a.k.a. 65-67 North Street).