

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
MARCH 19, 2018**

MEMBERS PRESENT: Eric Prause, Chairman
Andy Kidd, Vice Chairman
Jessica Scorso
Timothy Bergin

Alternate Member Sitting: Patrick Kennedy

Alternates: Teresa Ike
Julian Stoppelman

MICHAEL & SALLY FLYNN
230 Middle Turnpike West

Special Exception Modification (2018-001)

MOTION: Mr. Kennedy moved to approve the Special Exception Modification to change the plans approved by the Commission on September 18, 2017 with regards to grading, with the modifications as specified in staff memoranda from:

1. Matthew R. Bordeaux, Environmental Planner, dated March 13, 2018 to Renata Bertotti, Senior Planner.

and with the condition that the applicant perform the work in accordance with the recommendations and representations made by their engineer at the March 19, 2018 Planning and Zoning Commission meeting and also in accordance with the erosion and sedimentation notes on the plans.

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 (2018-009)

MOTION: Mr. Kennedy moved to approve the zoning regulation amendment (2018-009) for revisions to Art. II Sec. 7 (Planned Residential Development Zone) to add procedures for major changes to approved plans in a PRD zone and for the revocation of a PRD zone when its associated Preliminary Plan expires and construction has not begun.

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

The reason for the approval is that the proposed amendment is consistent with the Plan of Conservation and Development.

The zoning regulation amendment will be effective on April 5, 2018.

APPROVAL OF MINUTES

February 21, 2018 – Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. **WOODBRIIDGE MILLS, LLC – Zoning Regulation Amendment (2018-014)** – To revise Art. II Sec. 22.04 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.
2. **HILLIARD MILLS, LLC – Inland Wetlands Permit (2018-015); Special Exception (2018-016); Erosion and Sedimentation Control Plan (2018-017); Special Exception Modification (2018-018); Flood Plain Permit (2018-019)** – For parking area expansion and renovation of Building 4 into an event center at 640 and 642 Hilliard Street and 370 Adams Street.
3. **TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT – Erosion and Sedimentation Control Plan (2018-022)** – Modification to the previously approved Erosion & Sedimentation Control Plan approved on May 1, 2017 to address minor changes in the proposed footprint of the southern Lincoln Center parking lot at 494 Main Street, 41 Center Street, 99 Edgerton Street, and 35 Center Street.
4. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (2018-023)** – To revise Art. I, Sec. 3.04.02.04(F) and Art. I, Sec. 4.08 to add procedures for minor modifications to a previously certified Erosion and Sediment Control Plan.
5. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (2018-024)** – To add a new section, Art. I Sec. 5, provisions for the posting of public hearing signs when public hearings are required.