

**TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION**

January 3, 2018  
7:00 P.M.

Lincoln Center Hearing Room  
494 Main Street

**AGENDA**

**PUBLIC HEARING:**

1. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** – For revisions to Art. I Sec. 2 (Definitions), Art. II Sec. 1 (General Requirements for Residential Zones), Art. II Sec. 9 (General Requirements for Business Zones), Art. II Sec. 16 (Industrial Zone), and Art. II Sec. 18 (Historic Zone), relating to Solar Energy Systems; and to add a new section, Art. IV Sec. 6: Solar Energy Systems.
  - Zoning Regulation Amendment (2017-107)
2. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** – To revise Art. II Sec. 15.04.02 (Central Business District) to add provisions regarding referral of design plan reviews to the Planning and Zoning Commission.
  - Zoning Regulation Amendment (2017-108)

**NEW BUSINESS:**

1. **CARPIONATO GROUP, LLC** – Pre-application review to discuss a possible zone change from Residence A to Special Design Commercial Business Zone at 103 Avery Street, 105 Macintosh Street, and 111 Macintosh Street.
2. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** – For revisions to Art. I Sec. 2 (Definitions), Art. II Sec. 1 (General Requirements for Residential Zones), Art. II Sec. 9 (General Requirements for Business Zones), Art. II Sec. 16 (Industrial Zone), and Art. II Sec. 18 (Historic Zone), relating to Solar Energy Systems; and to add a new section, Art. IV Sec. 6: Solar Energy Systems.
  - Zoning Regulation Amendment (2017-107)
3. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** – To revise Art. II Sec. 15.04.02 (Central Business District) to add provisions regarding referral of design plan reviews to the Planning and Zoning Commission.
  - Zoning Regulation Amendment (2017-108)
4. **TRUSTEES OF NORTH METHODIST CHURCH** – For a re-subdivision of two parcels into five lots with reconstruction of existing roadway at 40 and 41 Farmington Street.
  - Inland Wetlands Permit – Determination of Significance (2017-098) – *Request for 65-day Extension*
  - Re-subdivision (2017-099) – *Request for 65-day Extension*
  - Erosion and Sedimentation Control Plan (2017-100) – *Request for 65-day Extension*

5. **CHURCH OF PENTECOST, INC.** – To establish church activities in the existing basement for use by the congregation after church hours at 748 Tolland Turnpike.
  - Special Exception Modification (2017-102) – *Request for Extension Until January 17, 2018*
6. **ELECTION OF OFFICERS**
7. **ADMINISTRATIVE REPORTS**
8. **APPROVAL OF MINUTES**
  - December 11, 2017 – Public Hearing/Business Meeting
9. **RECEIPT OF NEW APPLICATIONS**