

**TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION**

August 13, 2018  
7:00 P.M.

Lincoln Center Hearing Room  
494 Main Street

**AGENDA**

**PUBLIC HEARING:**

1. **EOC PROPERTIES, INC.** – Request a special exception for alternative compliance under Art. II, Sec. 26.09.04 to allow the width of a proposed new building to occupy less than 90% of the lot frontage; to allow the principal pedestrian entrance to face the existing Business District Street; to allow access to parking from Broad Street; and to allow the driveway to occupy more than 25% of the lot frontage, for proposed improvements at the existing Economy Oil Change site, at 315 Broad Street.
  - Special Exception (2018-067)
  
2. **BJ’S RESTAURANTS, INC.** – For a 2-lot resubdivision and a special exception under Art. II, Sec. 8.03.02 for a use requiring more than 60 parking spaces for construction of a BJ’s Restaurant and Brewhouse at 344 Buckland Hills Drive.
  - Special Exception (2018-074)
  - Resubdivision (2018-075)
  
3. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION** – To revise Art. II, Sec. 15.01.01(c) to add brewpubs and breweries as permitted uses in the Central Business District zone.
  - Zoning Regulation Amendment (2018-084)

**NEW BUSINESS:**

1. **EOC PROPERTIES, INC.** – Request a special exception for alternative compliance under Art. II, Sec. 26.09.04 to allow the width of a proposed new building to occupy less than 90% of the lot frontage; to allow the principal pedestrian entrance to face the existing Business District Street; to allow access to parking from Broad Street; and to allow the driveway to occupy more than 25% of the lot frontage, for proposed improvements at the existing Economy Oil Change site, at 315 Broad Street.
  - Special Exception (2018-067)
  
2. **BJ’S RESTAURANTS, INC.** – For a 2-lot resubdivision, a special exception under Art. II, Sec. 8.03.02 for a use requiring more than 60 parking spaces, and an erosion control plan for construction of a BJ’s Restaurant and Brewhouse at 344 Buckland Hills Drive.
  - Special Exception (2018-074)
  - Resubdivision (2018-075)
  - Erosion and Sedimentation Control Plan (2018-076)

3. **TOWN OF MANCHESTER WATER & SEWER DEPARTMENT** – For a new chemical storage building at the Hockanum River Water Pollution Control Facility at 864 Middle Turnpike West (a.k.a. 120 Thrall Road).
  - Inland Wetlands Permit – Determination of Significance (2018-080)
  - Inland Wetlands Permit (2018-080)
  - Special Exception Modification (2018-081)
  - Flood Plain Permit (2018-082)
  
4. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION** – To revise Art. II, Sec. 15.01.01(c) to add brewpubs and breweries as permitted uses in the Central Business District zone.
  - Zoning Regulation Amendment (2018-084)
  
5. **KRISTINE CARLSON** – Re-subdivision of an existing lot at 637 South Main Street into eight lots, including construction of six additional residential properties and one open space parcel.
  - Inland Wetlands Permit – Determination of Significance (2018-056) – *Request for Extension until September 5, 2018*
  - Resubdivision (2018-057) – *Request for Extension until September 5, 2018*
  
6. **ADMINISTRATIVE REPORTS**
  - Administrative Approvals:
    - Tom Azzara – Lot Line Revision (2018-066) – 50 & 56 Regent Street
  
7. **APPROVAL OF MINUTES**
  - July 16, 2018 – Business Meeting
  
8. **RECEIPT OF NEW APPLICATIONS**