

**TOWN OF MANCHESTER
LEGAL NOTICE**

The Planning and Zoning Commission will hold a public hearing on August 13, 2018, at 7:00 P.M. in the Lincoln Center Hearing Room, 494 Main Street, Manchester, Connecticut to hear and consider the following petitions:

EOC PROPERTIES, INC. – Special Exception (2018-067) – 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, Form Based zone.

BJ’S RESTAURANTS, INC. – Special Exception (2018-074); Resubdivision (2018-075) – 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, Comprehensive Urban Development zone.

KRISTINE CARLSON – Resubdivision (2018-057) – Re-subdivision of an existing lot at 637 South Main Street, Rural Residence zone, into eight lots, including construction of six additional residential properties and one open space parcel.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (2018-084) – To revise Art. II, Sec. 15.01.01(c) to add brewpubs and breweries as permitted uses in the Central Business District zone.

At this hearing interested persons may be heard and written communications received. A copy of the proposed zoning regulation amendment may be reviewed in the Town Clerk’s office, 41 Center Street, during regular business hours, 8:30 a.m. – 5:00 p.m., Monday through Friday, or in the Planning Department, 494 Main Street, during regular business hours, 8:30 – 4:30, Monday through Friday.

Planning and Zoning Commission
Eric Prause, Chair