

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
MAY 20, 2019**

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

Alternate Member Sitting: Teresa Ike

Alternate Member: Julian Stoppelman

KIMLAR, LLC

699 and 719 Middle Turnpike East

PRD Zone Change and Combined Preliminary and Detailed Plan of Development (2019-011) and Resubdivision (2019-012)

MOTION: Mr. Stebe moved to continue the public hearing. Ms. Scorso seconded the motion and all members voted in favor.

PRD Zone Change and Combined Preliminary and Detailed Plan of Development (2019-011); Resubdivision (2019-012); Special Exception Modification (2019-013); and Erosion and Sedimentation Control Plan (2019-014)

MOTION: Mr. Stebe moved to table the items under New Business. Mr. Bergin seconded the motion and all members voted in favor.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION

Zoning Regulation Amendment (2019-031)

MOTION: Mr. Stebe moved to approve revisions to Art. II, Sec. 8 (Comprehensive Urban Development zone) to remove places of worship and schools from the list of permitted uses; to modify building height requirements for stand-alone multi-family and multi-family above ground floor commercial; and to add aquaculture, aquaponics, horticulture, hydroponics, banquet halls, conference centers, places of worship, and schools as special exception uses. Revision to Art. IV, Sec. 9 to add provisions for parking for conference centers. Revision to Art. I, Sec. 2 to add a definition for Conference Center, with the modification to replace the word “can” in the definition of Conference Center with the word “may”. Mr. Bergin seconded the motion and all members voted in favor.

The reason for the approval is that the proposed amendment would add flexibility to the use of buildings in the CUD zone by increasing the number of uses and providing additional opportunities for multi-family residential development.

The zoning regulation amendment will be effective on June 7, 2019.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION

Zoning Regulation Amendment (2019-032)

MOTION: Mr. Stebe moved to approve the zoning regulation amendment of Art. I, Sec. 4.06 (2) to delete the requirement that soil erosion and sedimentation control plans must contain a signature block to be signed by a design professional. Ms. Ike seconded the motion and all members voted in favor.

The reason for the approval is that the proposed amendment would simplify the permit post-approval process and eliminate a redundancy in application requirements.

The zoning regulation amendment will be effective on June 7, 2019.

APPROVAL OF MINUTES

May 6, 2019 – Public Hearing/Business Meeting

MOTION: Mr. Stebe moved to approve the minutes as written. Mr. Bergin seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. **TOWN OF MANCHESTER – Erosion and Sedimentation Control Plan (2019-056)** – To resurface the parking lot and replace concrete sidewalks in the student lot (east side) at Manchester High School at 134 Middle Turnpike East.
2. **TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT – Special Exception Modification (2019-057); Erosion & Sedimentation Control Plan (2019-058)** – Construction of two new fuel storage and dispensing systems for municipal use at 864 Middle Turnpike West.
3. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (2019-060)** – Regulation amendment to Art. II, Sec. 15.04.02 regarding the adoption of revised Downtown Manchester Architectural Design Guidelines.