

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
JANUARY 23, 2019**

MEMBERS PRESENT: Patrick Kennedy, Acting Chairman
Timothy Bergin, Acting Secretary
Jessica Scorso

Alternate Members Sitting: Julian Stoppelman
Charles Sabia

Alternates: Teresa Ike

LA IGLESIA DE DIOS, INC.

69 North Street and 65 North Street (a.k.a. 65-67 North Street)

Special Exception (2018-129)

MOTION: Mr. Bergin moved to approve the special exception under Art. II, Sec. 6.02.04 for a place of worship use at 69 North Street and 65 North Street (a.k.a. 65-67 North Street), with the modifications as specified in staff memoranda from:

1. Matthew R. Bordeaux, Senior Planner, dated January 18, 2019; and
2. Jim Davis, Zoning Enforcement Officer, dated January 23, 2019.

Ms. Scorso seconded the motion and all members voted in favor.

The reason for the approval is that the proposed activity meets the special exception criteria.

AMERCO REAL ESTATE COMPANY / MOSES EASON

440 Oakland Street

Special Exception (2018-133)

MOTION: Mr. Bergin moved to approve the special exception under Art. II, Sec. 24.02.01 to allow self-storage and truck/trailer sharing uses at 440 Oakland Street, with the modifications as specified in staff memoranda from:

1. Jim Davis, Zoning Enforcement Officer, dated January 16, 2019.

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

The reason for the approval is that the proposed activity meets the special exception criteria.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION

Zoning Regulation Amendment (2018-131)

MOTION: Mr. Bergin moved to approve the zoning regulation amendment to revise Art. I, Sec. 2 (Definitions) to add definitions for Agri-Tourism and related terms, and to revise Art. II, Sec. 2 (Rural Residence Zones) to add Low-Impact Agri-Tourism as a permitted use and High-Impact Agri-Tourism as a special exception use. Mr. Stoppelman seconded the motion and all members voted in favor.

The reason for the approval is that the proposed zoning regulation amendment is consistent with the Plan of Conservation and Development Growth Management Principle #1, Objective A3, which states: "Review the zoning regulations and consider regulation amendments that would protect and promote the economic viability of active or potential agricultural lands and protect both agricultural and residential uses when they are in proximity to each other. All State defined agricultural activity should be considered as well as accessory activity that would support economic viability."

The zoning regulation amendment will become effective on February 8, 2019.

TOWN OF MANCHESTER

Mandatory Referral (2019-004)

MOTION: Mr. Stoppelman moved to issue a favorable report regarding the sale of 208 North Elm Street. Ms. Scorso seconded the motion and all members voted in favor.

The reason for issuing a favorable report is that maintaining the current use of the property as affordable rental housing for seniors is consistent with several stated goals of the Plan of Conservation and Development.

APPROVAL OF MINUTES

January 7, 2019 – Public Hearing/Business Meeting

MOTION: Mr. Stoppelman moved to approve the minutes with the modification that a sentence on page 9 of the Business Meeting minutes be revised to read, "Mr. Stoppelman commented that obviously the Zoning Enforcement Officer should be included in future discussions." Mr. Bergin seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

There were no new applications.