

**MINUTES OF BUSINESS MEETING  
HELD BY THE PLANNING AND ZONING COMMISSION  
MAY 20, 2019**

**ROLL CALL:**

Members Present: Eric Prause, Chairman  
Michael Stebe, Secretary  
Jessica Scorso  
Timothy Bergin

Alternate Members Sitting: Teresa Ike

Alternates: Julian Stoppelman

Absent: Patrick Kennedy, Vice-Chairman

Also Present: Gary Anderson, Director of Planning  
Matthew Bordeaux, Senior Planner  
Nancy Martel, Recording Secretary

The Chairman opened the Business Meeting at 10:10 P.M.

**NEW BUSINESS:**

KIMLAR, LLC – For a zone change from Neighborhood Business to Planned Residential Development zone for a portion of 699 Middle Turnpike East and from Residence A to Planned Residential Development zone at 719 Middle Turnpike East; a 2-lot resubdivision of 699 Middle Turnpike East; and construction of 32 residential apartment units in 6 buildings at 699 and 719 Middle Turnpike East. - PRD Zone Change and Combined Preliminary and Detailed Plan of Development (2019-011); Resubdivision (2019-012); Special Exception Modification (2019-013); 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 – 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. – 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 – To revise the zoning regulations at 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. – 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:**

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.

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.

**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.**

**MOTION:** Mr. Stebe moved to close the business meeting. Ms. Ike seconded the motion and all members voted in favor.

The Chairman closed the business meeting at 10:25 P.M.

I certify these minutes were adopted on the following date:

June 17, 2019

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Date

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Eric Prause, Chairman

**NOTICE: A DIGITAL RECORDING OF THIS BUSINESS MEETING CAN BE HEARD IN THE PLANNING DEPARTMENT.**