

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
JUNE 1, 2020**

MEMBERS PRESENT: Eric Prause, Chairman
Patrick Kennedy, Vice
Chairman
Michael Stebe, Secretary
Jessica Scorso
Jessica Poland

Alternate Members Present: Julian Stoppelman
Teresa Ike
Bonnie Potocki

SAM MALONE BREWING CO. INC.
165 and 185 Adams Street

Special Exception Modification (2020-020)

MOTION: Mr. Kennedy moved to approve the special exception modification under Art. II Sec. 16.15.02 (a) and (b) for revision of the patio layout at 165 Adams Street to accommodate additional space on a neighboring property, through an easement agreement with 185 Adams Street. Mr. Stebe seconded the motion and all members voted in favor.

The reason for the approval is that the proposed modification meets the special exception criteria in Article IV Section 20.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION

Zoning Regulation Amendment (2020-019)

MOTION: Mr. Kennedy moved to continue the public hearing until June 15, 2020. Mr. Stebe seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

May 18, 2020 – Public Hearing/Business Meeting

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

RECEIPT OF NEW APPLICATIONS

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1. **SAM MALONE BREWING CO. INC. – Special Exception Modification (2020-020)** – Modification to the previously approved special exception (2019-098) for Elicit Brewing Co.'s east patio at 165 and 185 Adams Street, to revise layout to accommodate space from an easement agreement with 185 Adams Street.
 2. **RIVERSIDE PLAZA, LLC – Inland Wetlands Permit (2020-021); Special Exception (2020-022); Erosion & Sedimentation Control Plan (2020-023)** – Construction of two office buildings (5,000 SF and 10,000 SF respectively), one on each lot, together with site grading, erosion control measures, parking and driveways, landscaping, site utilities, and storm water drainage at 501 and 521 North Main Street.