

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
SEPTEMBER 9, 2020**

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

Alternates Present: Julian Stoppelman
Teresa Ike

MANUEL FERNANDES
534 Keeney Street

Zone Change (2020-050)

MOTION: Mr. Kennedy moved to approve the zone change from Residence AA zone to Rural Residence zone at 534 Keeney Street to match the addition of land to the existing parcel. Ms. Scorso seconded the motion. Mr. Kennedy, Mr. Stebe, Ms. Scorso, and Ms. Poland voted in favor of the motion. Mr. Prause voted against the motion. The motion passed four to one.

The reason for the approval is that the proposed zone change is consistent with the Plan of Conservation and Development Growth Management Principle #1 which aims to “conserve, restore, and protect the natural environment, farmland, and assets critical to public health and safety” and specifically Goal VII, which states, “Consider zoning regulation amendments that would protect and promote the economic viability of active or potential agricultural lands and cluster residential uses on rural/agricultural areas to preserve farmland.”

The zone change will be effective on September 23, 2020.

TOWN OF MANCHESTER

296, 324, 330, 334, and 340 Broad Street, 418 Middle Turnpike West, and a portion of Green Manor Boulevard

Mandatory Referral (2020-053)

MOTION: Mr. Kennedy moved to issue a favorable report regarding the sale of 296, 324, 330, 334, and 340 Broad Street, 418 Middle Turnpike West, and a portion of Green Manor Boulevard. Ms. Scorso seconded the motion and all members voted in favor.

The reason for the favorable report is that the sale of the property in question for redevelopment as a mixed-use development is consistent with several stated goals of the Plan of Conservation and Development and the vision of the Broad Street Redevelopment Plan.

APPROVAL OF MINUTES

August 17, 2020 – Public Hearing/Business Meeting

MOTION: Mr. Kennedy moved to approve the minutes as written. Ms. Scorso seconded the motion and all members voted in favor, except for Mr. Prause, who abstained.

RECEIPT OF NEW APPLICATIONS

1. **MANUEL FERNANDES – Zone Change (2020-050)** – To change the zoning of the addition of land to 534 Keeney Street from Residence AA to Rural Residence zone, to match the existing zoning of 534 Keeney Street.
2. **TOWN OF MANCHESTER ENGINEERING DIVISION – Public Improvement Standards (2020-052)** – 2020 update of the Town of Manchester Public Improvement Standards.
3. **THANH DAI – Historic Zone Site Development Plan (2020-054)** – To increase the driveway width and add paved walkways and a paved garden area at 78 Forest Street.
4. **TOWN OF MANCHESTER – Special Exception Modification (2020-057); Erosion & Sedimentation Control Plan (2020-058)** – For renovations to Buckley Elementary School, including additions, site improvements, upgrades to the parking lot, improvements to the drop-off loop area, minor modifications to athletic ball fields, and landscaping improvements at 250 Vernon Street.
5. **MICHAEL & BONITA MILLER – Inland Wetlands Permit (2020-059)** – To add 84' of 12" ADS dbl wall pipe to existing 12" ADS dbl wall pipe to convey outlet flow at 736 Vernon Street.