

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION  
FOR THE MEETING OF  
JUNE 15, 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

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**PARKADE CINEMAS & ENT. INC.**  
416 Middle Turnpike West

Special Exception (2020-026)

**MOTION:** Mr. Kennedy moved to approve the special exception under Art. II, Sec. 26.04 to allow a drive-in movie theater at 416 Middle Turnpike West, with the modifications outlined in a staff memorandum from John DiBiasi, Assistant Town Engineer, dated June 11, 2020.

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

The reason for the approval is that the proposed special exception meets the special exception criteria in Article II, Section 26.09.03 and Article IV, Section 20.

**TOWN OF MANCHESTER PLANNING & ZONING COMMISSION**

Zoning Regulation Amendment (2020-019)

**MOTION:** Mr. Kennedy moved to approve the zoning regulation amendments as presented at the June 15, 2020 Planning and Zoning Commission meeting to comprehensively revise Art. II, Sec. 26 (Form-Based Zone) to simplify and clarify various requirements in order to encourage desired development described in Art. II, Sec 26.01.01, as presented and amended. Mr. Stebe 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 Goal #2, Objective 1, which states: "Adopt zoning regulations that promote vibrant, walkable neighborhoods by incorporating design standards for streets and public spaces that create a sense of place, require a mix of uses within walking

distance of transit, promote business uses on street level, and create attractive and well-lit pedestrian corridors.”

The zoning regulation amendment will be effective on July 3, 2020.

**ADOPTION OF TOWN OF MANCHESTER SUSTAINABLE DESIGN AND LOW  
IMPACT DEVELOPMENT GUIDELINES**

**MOTION:** Mr. Kennedy moved to approve the document titled Town of Manchester Sustainable Design and Low Impact Development Guidelines as presented at the June 15, 2020 Planning and Zoning Commission meeting. Ms. Scorso seconded the motion and all members voted in favor.

The reason for the approval is that the proposed document is consistent with the Plan of Conservation and Development, which aims to reduce impervious surfaces and treat and control stormwater through low impact design techniques, and to green the urban landscape and existing neighborhoods through sustainable design.

**APPROVAL OF MINUTES**

June 1, 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.

**RECEIPT OF NEW APPLICATIONS**

1. **PARKADE CINEMAS & ENT. INC.** – Special Exception (2020-026) – Request a special exception under Art. II, Sec. 26.04 to allow a drive-in movie theater at 416 Middle Turnpike West.