

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
MAY 18, 2020**

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

Alternates Present: Julian Stoppelman
Teresa Ike
Bonnie Potocki

RESOLUTION TO TEMPORARILY AUTHORIZE THE GENERAL MANAGER, IN CONSULTATION WITH THE DIRECTOR OF PLANNING AND ECONOMIC DEVELOPMENT AND THE ZONING ENFORCEMENT OFFICER, TO SUSPEND OR WAIVE THE ENFORCEMENT OR APPLICABILITY OF CERTAIN ZONING REGULATIONS, WHICH IN HIS JUDGMENT WOULD IMPEDE OR PROHIBIT THE OPERATION OF CERTAIN BUSINESSES AND THE RE-OPENING OF CERTAIN BUSINESSES, INCLUDING, BUT NOT LIMITED TO, THE RESTAURANT INDUSTRY AND OUTDOOR DINING, PURSUANT TO THE STATE GUIDELINES AND RESTRICTIONS.

MOTION: Mr. Kennedy moved to approve the proposed resolution with the modification to add, “or by an Executive Order of the Governor of the State of Connecticut,” to the end of the last sentence, to read as follows:

NOW, THEREFORE, BE IT RESOLVED that the Planning and Zoning Commission of the Town of Manchester hereby authorizes the applicable Local Enforcement Official to suspend or waive the enforcement or applicability of certain zoning regulations, which in his or her judgment would impede or prohibit the operation of certain businesses and the re-opening of certain businesses, including, but not limited to, the restaurant industry and outdoor dining. Such actions shall be consistent with the Governor’s executive orders, in general, and Executive Order No. 7MM, specifically, as it applies to outdoor dining and activities. The authorization contained in this resolution shall automatically expire on October 31, 2020, unless extended to a later date or terminated on an earlier date by the action of the Planning and Zoning Commission or by an Executive Order of the Governor of the State of Connecticut.

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

RASHMIKANT PATEL

449 Hartford Road (a.k.a. 451 Hartford Road)

Design Overlay Zone Review (2020-018)

MOTION: Mr. Kennedy moved to approve the application for the installation of three roll up gates on the front of the building at 451 Hartford Road. 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 alteration complies with the general standards established in the Design Overlay Zone pursuant to Article II, Section 25.

APPROVAL OF MINUTES

April 20, 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

1. **RASHMIKANT PATEL – Design Overlay Zone Review (2020-018)** – Design Overlay zone review for installation of 3 roll up gates on the windows at 449 Hartford Road (a.k.a. 451 Hartford Road).
2. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (2020-019)** – Comprehensive revisions to the Form Based zone regulations at Art. II, Sec. 26 to simplify and clarify requirements and encourage desired development.