

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

June 1, 2020
7:00 P.M.

VIRTUAL MEETING TO BE HELD VIA ZOOM

This meeting will be shown live on Cox Channel 16 and streamed live at <http://www.channel16.org/CablecastPublicSite/watch/1?channel=1>. Individuals who wish to speak at the meeting must complete a Request to Speak form, available at <https://manchesterct.seamlessdocs.com/f/RequestToSpeak>. These individuals will need to join the Zoom meeting and will be allowed to speak when directed by the Chairman. Zoom meeting information will be sent to individuals who request to speak. Only individuals requesting to speak will be allowed to join the Zoom meeting.

AGENDA

PUBLIC HEARING:

1. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION** – Comprehensive revisions to the Form Based zone regulations at Art. II, Sec. 26 to simplify and clarify requirements and encourage desired development.
 - Zoning Regulation Amendment (2020-019)

NEW BUSINESS:

1. **SAM MALONE BREWING CO. INC.** – 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.
 - Special Exception Modification (2020-020)
2. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION** – Comprehensive revisions to the Form Based zone regulations at Art. II, Sec. 26 to simplify and clarify requirements and encourage desired development.
 - Zoning Regulation Amendment (2020-019)
3. Adoption of Town of Manchester Sustainable Design and Low Impact Development Guidelines
4. **ADMINISTRATIVE REPORTS**
5. **APPROVAL OF MINUTES**
 - May 18, 2020 – Public Hearing/Business Meeting
6. **RECEIPT OF NEW APPLICATIONS**