

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

December 7, 2020
7:00 P.M.

VIRTUAL MEETING TO BE HELD VIA ZOOM

AGENDA

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 or attend the virtual meeting must complete a Request to Speak form, available at <https://manchesterct.seamlessdocs.com/f/RequestToSpeakPlanning>, by 4:30 p.m. on the day of the meeting. 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 complete a Request to Speak form. Only individuals who complete a Request to Speak form will be allowed to join the Zoom meeting.

PUBLIC HEARING:

1. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION** – To revise the zoning regulations at Art. II, Sections 1.00.02 (e) and 9.14.04 (a) to allow the Planning and Zoning Commission to waive or modify landscape/screening requirements for special exceptions for schools and places of worship.
 - Zoning Regulation Amendment (2020-074)

NEW BUSINESS:

1. **PPF WE 1339 TOLLAND TURNPIKE LLC** – To add employee parking and access points within the northwest quadrant of the site at 1339 Tollard Turnpike.
 - Special Exception Modification (2020-065)
 - Erosion & Sedimentation Control Plan (2020-066)
2. **MCDONALD'S CORPORATION** – Special exception modification per Art. II, Sec. 22.04.05 for proposed drive-through improvements at the existing McDonalds restaurant at 136, 144, and 154 Deming Street.
 - Special Exception Modification (2020-073)
3. **PETER SCHUTTE** – To dredge (pump) accumulated muck from pond bottom onto adjacent land at 63 Wyneding Hill Road.
 - Inland Wetlands Permit – Determination of Significance (2020-078)
4. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION** – To revise the zoning regulations at Art. II, Sections 1.00.02 (e) and 9.14.04 (a) to allow the Planning and Zoning Commission to waive or modify landscape/screening requirements for special exceptions for schools and places of worship.
 - Zoning Regulation Amendment (2020-074)

- 5. ELECTION OF OFFICERS**
- 6. ADOPTION OF 2021 MEETING SCHEDULE**
- 7. ADMINISTRATIVE REPORTS**
- 8. APPROVAL OF MINUTES**
 - November 16, 2020 – Business Meeting
- 9. RECEIPT OF NEW APPLICATIONS**