

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

October 19, 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. **LUIS MORENO** (*continued from October 5, 2020*) – Special exception under Art. II, Sec. 16.15.02(c) to operate a place of worship in the Industrial zone at [104 Hilliard Street](#).
 - Special Exception (2020-067)
2. **CHICK-FIL-A** – Request a special exception under Art. II, Sec. 24.02.01 (d) for demolition of the existing site and construction of a new +/- 5,165 sq. ft. Chick-fil-A restaurant with associated parking, drive-through lanes, and utilities at [1428](#) and [1524 Pleasant Valley Road](#).
 - Special Exception (2020-068)

NEW BUSINESS:

1. **LUIS MORENO** – Special exception under Art. II, Sec. 16.15.02(c) to operate a place of worship in the Industrial zone at [104 Hilliard Street](#).
 - Special Exception (2020-067)
2. **CHICK-FIL-A** – Request a special exception under Art. II, Sec. 24.02.01 (d) for demolition of the existing site and construction of a new +/- 5,165 sq. ft. Chick-fil-A restaurant with associated parking, drive-through lanes, and utilities at [1428](#) and [1524 Pleasant Valley Road](#).
 - Special Exception (2020-068)
 - Erosion and Sedimentation Control Plan (2020-069)
3. **STEPHENS PIPE & STEEL CONNECTICUT, LLC** – To modify the existing employee parking and truck maneuvering areas at the existing facility located at [776R North Main Street](#).
 - Special Exception Modification (2020-063)
 - Erosion & Sedimentation Control Plan (2020-064)

4. ADMINISTRATIVE REPORTS

- Administrative Approvals:
 - Bryan A. Futoma – Lot Line Revision (2020-061) – [230](#) and [238 Union Street](#)
 - Carol Maturo Ward & Allen Mason Ward, Jr., Trustees – Lot Line Revision (2020-062) – [129](#) and [135 Castle Hill](#)

- Parks and Facilities Master Plan

5. RECEIPT OF NEW APPLICATIONS

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