

**TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION**

July 20, 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 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.

**PUBLIC HEARING:**

1. **RIVERSIDE PLAZA, LLC** – Request a special exception under Art. II, Sec. 9.14.02(b) for construction of two office buildings (5,000 sq. ft. and 10,000 sq. ft. respectively), one on each lot, together with site grading, erosion control measures, parking and driveways, landscaping, site utilities, and storm water drainage at [501](#) and [521 North Main Street](#).
  - Special Exception (2020-022)
2. **ROBERT & GRACE R. ZAPOR** – Request a special exception per Art. II, Sec. 18.03.07 to run a bed and breakfast in the Historic zone at [99 Hartford Road](#).
  - Special Exception (2020-029)

**NEW BUSINESS:**

1. **RIVERSIDE PLAZA, LLC** – Construction of two office buildings (5,000 sq. ft. and 10,000 sq. ft. respectively), one on each lot, together with site grading, erosion control measures, parking and driveways, landscaping, site utilities, and storm water drainage at [501](#) and [521 North Main Street](#).
  - Inland Wetlands Permit – Determination of Significance (2020-021)
  - Inland Wetlands Permit (2020-021)
  - Special Exception (2020-022)
  - Erosion & Sedimentation Control Plan (2020-023)
  - Flood Plain Permit (2020-038)
2. **ROBERT & GRACE R. ZAPOR** – Request a special exception per Art. II, Sec. 18.03.07 to run a bed and breakfast in the Historic zone at [99 Hartford Road](#).
  - Special Exception (2020-029)

### 3. ADMINISTRATIVE REPORTS

- Administrative Approvals:
  - Steve & Elaine Naczkowski – Lot Line Revision (2020-012) – [255 Valley View Road](#) & [95 Ledgecrest Terrace](#)
- Desegregate CT Report

### 4. APPROVAL OF MINUTES

- June 15, 2020 – Public Hearing/Business Meeting

### 5. RECEIPT OF NEW APPLICATIONS

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VIRTUAL MEETING TO BE HELD VIA ZOOM

Immediately following the regularly scheduled meeting

**WORKSHOP AGENDA**

1. Discussion of allowing drive-throughs in commercial zones where not currently permitted.