

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

April 20, 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. **SAM MALONE BREWING CO. INC.** – Request a special exception under Art. II, Sec. 16.15.02 (m) for outdoor entertainment on the back (east) patio at [165 Adams Street](#).
 - Special Exception (2020-011)
2. **NICHOLAS TOTH** – Zoning regulation amendment at Art. II, Sec. 16.09 regarding automobile parking in the Industrial zone.
 - Zoning Regulation Amendment (2020-016)

NEW BUSINESS:

1. **SAM MALONE BREWING CO. INC.** – Request a special exception under Art. II, Sec. 16.15.02 (m) for outdoor entertainment on the back (east) patio at [165 Adams Street](#).
 - Special Exception (2020-011)
2. **NICHOLAS TOTH** – Zoning regulation amendment at Art. II, Sec. 16.09 regarding automobile parking in the Industrial zone.
 - Zoning Regulation Amendment (2020-016)
3. **TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT** – To install three water fountains with lights and one submersible pond aerator in Center Springs Pond at [99 Edgerton Street](#).
 - Inland Wetlands Permit – Determination of Significance (2020-013)
 - Inland Wetlands Permit (2020-013)
 - Flood Plain Permit (2020-014)
4. **TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT** – To request a fee in lieu of construction of the required concrete sidewalk and granite curbing for 540 Keeney Street.

5. **WALTER LANDON** – Zone change from Residence A zone to Planned Residential Development zone at [321 Oakland Street](#) (a.k.a. 321-1/2 Oakland Street) and [27 Lillian Drive](#).
 - PRD Zone Change & Preliminary Site Development Plan (2020-007) – *Request for 35-day Extension*
6. **ADMINISTRATIVE REPORTS**
7. **APPROVAL OF MINUTES**
 - March 16, 2020 – Business Meeting
 - March 16, 2020 – Aquifer Protection Agency Meeting
8. **RECEIPT OF NEW APPLICATIONS**

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Immediately following the regularly scheduled meeting

WORKSHOP AGENDA

1. Proposed Form Based Zone Regulation Revisions