

**MINUTES OF BUSINESS MEETING  
HELD BY THE PLANNING AND ZONING COMMISSION  
NOVEMBER 16, 2020**

**VIRTUAL MEETING HELD VIA ZOOM**

**ROLL CALL:**

Members Present: Eric Prause, Chairman  
Patrick Kennedy, Vice Chairman  
Jessica Scorso  
Jessica Poland

Absent: Michael Stebe, Secretary  
Bonnie Potocki  
Teresa Ike  
Julian Stoppelman

Also Present: Megan Pilla, Senior Planner  
Nancy Martel, Recording Secretary

The Chairman opened the Business Meeting at 7:00 P.M.

PPF WE 1339 TOLLAND TURNPIKE LLC – To add employee parking and access points within the northwest quadrant of the site at 1339 Tolland Turnpike. – Special Exception Modification (2020-065) – Request for Extension Until December 7, 2020; Erosion & Sedimentation Control Plan (2020-066) – Request for Extension Until December 7, 2020

Ms. Pilla reported that the tenant for whom the application was made is making changes and, therefore, requests an extension.

Special Exception Modification (2020-065) – Request for Extension Until December 7, 2020

**MOTION:** Mr. Kennedy moved to approve the request for an extension until December 7, 2020.  
Ms. Scorso seconded the motion and all members voted in favor.

Erosion and Sedimentation Control Plan (2020-066) – Request for Extension Until December 7, 2020

**MOTION:** Mr. Kennedy moved to approve the request for an extension until December 7, 2020.  
Ms. Scorso seconded the motion and all members voted in favor.

**ADMINISTRATIVE REPORTS**

Ms. Pilla stated that the Board of Directors has renewed the terms of PZC members whose terms were ending.

**APPROVAL OF MINUTES**

November 2, 2020 – Business Meeting

**MOTION:** Mr. Kennedy moved to approve the minutes as written. Ms. Scorso seconded the motion and all members voted in favor.

**RECEIPT OF NEW APPLICATIONS**

1. **MCDONALD’S CORPORATION – Special Exception Modification (2020-073)** – Special Exception modification per Art. II, Sec. 22.04.05 for proposed drive-thru improvements at the existing McDonald’s restaurant at 136, 144 and 154 Deming Street.
2. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendment (2020-074)** – To revise the zoning regulations at Art. II, Sec. 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.
3. **MARCOS A. MUESES – Special Exception (2020-076)** – Special Exception under Art. II, Sec. 5.02.02 for a place of worship at 182 South Main Street.

**MOTION:** Mr. Kennedy moved to close the Business Meeting. Ms. Scorso seconded the motion and all members voted in favor.

The Business Meeting was closed at 7:10 P.M.

I certify these minutes were adopted on the following date:

December 7, 2020  
Date

\_\_\_\_\_  
Eric Prause, Chairman

**NOTICE: A DIGITAL RECORDING OF THIS BUSINESS MEETING CAN BE HEARD IN THE PLANNING DEPARTMENT.**