

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION  
FOR THE MEETING OF  
JANUARY 20, 2021**

**MEMBERS PRESENT:** Eric Prause, Chairman  
Patrick Kennedy, Vice Chairman  
Michael Stebe, Secretary  
Jessica Scorso  
Jessica Poland

Alternates Present: Julian Stoppelman  
Teresa Ike  
Bonnie Potocki

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**VOLTA CHARGING LLC**

Zoning Regulation Amendment (2020-081)

**MOTION:** Mr. Kennedy moved to continue the opening of the public hearing to February 1, 2021. Ms. Scorso seconded the motion and all members voted in favor.

**NEW STATE PROPERTIES LLC**

Special Exception Modification (2020-079)

**MOTION:** Mr. Kennedy moved to approve the special exception modification under Article II, Section 16.15.02(a) for a warehouse addition with associated loading docks, and removal of an existing storage building at 401 New State Road, with the modifications as specified in staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated January 19, 2021.

Ms. Scorso seconded the motion and all members voted in favor.

The reason for the approval is that the proposed activity meets the special exception criteria in Article IV, Section 20.

Erosion & Sedimentation Control Plan (2020-080)

**MOTION:** Mr. Kennedy moved to certify the erosion and sedimentation control plan for a warehouse addition with associated loading docks, and removal of an existing storage building at 401 New State Road, with the modifications as specified in staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated January 19, 2021.

Ms. Scorso seconded the motion and all members voted in favor.

## **APPROVAL OF MINUTES**

January 4, 2021 – 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. **MANCHESTER PARKADE I, LLC – Inland Wetlands Permit (2021-001); Special Exception and Preliminary Plan of Development (2021-002) – Special Exception and Preliminary Plan of Development per Art. II, Sec. 26.09.02(A)(3) for alternative compliance under Art. II, Sec. 26.04.06 (Ground Floor Limitations) to allow residential on the first floor in some areas and under Art. II, Sec. 26.09.04 E (Parking Standards Relief) for the proposed Silk City.Green development at 296, 324, 330, 334 & 340 Broad Street; 418 Middle Turnpike West; and a portion of Green Manor Boulevard.**
2. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (2021-003) – To revise the zoning regulations at Art. II, Sec. 15.04.01 to change the requirements for the maximum setback from Main Street; at Art. II, Sec. 15.05 to remove tattoo parlors and/or body piercing studios from the list of prohibited uses in the Central Business District zone; and at Art. IV, Sec. 23 to provide greater flexibility for sidewalk cafes and seasonal vestibules.**
3. **GARRETT HOMES, LLC – Resubdivision (2021-005); Erosion & Sedimentation Control Plan (2021-006) – For proposed activity including a 9,100 S.F. retail building with 37 parking spaces and associated grading, drainage, lighting, utilities, sidewalks, etc. at 120 Spencer Street.**