

**TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION**

October 18, 2021  
7:00 P.M.

Lincoln Center Hearing Room, 494 Main Street  
Or virtually, via Zoom

**AGENDA**

This meeting will be held both in person and virtually, via Zoom. The 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 Attend Virtually form, available at <https://manct.us/7> by 4:00 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 Attend Virtually form. Only individuals who complete a Request to Attend Virtually form will be allowed to join the Zoom meeting. A physical location and electronic equipment will be provided for the public to use if a written request is received at least 24 hours in advance, via email to [pzccomments@manchesterct.gov](mailto:pzccomments@manchesterct.gov), or by mail to the Planning Department, 494 Main Street, P.O. Box 191, Manchester, CT 06045-0191.

*NEW BUSINESS:*

1. **INTERNATIONAL CENTRAL GOSPEL CHURCH - CT INC.** – Request a special exception under Art. II, Sec. 16.15.02(c) for church services and a church office at 379 Wetherell Street.
  - Special Exception (2021-060) – *Request for 65-Day Extension*
2. **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) – *Request for Extension of a Condition of the Approval*
  - Erosion & Sedimentation Control Plan (2020-064) – *Request for Extension of a Condition of the Approval*
3. **MANUEL & LURDES FERNANDES** – For creation of a pond in a current Rural Residential area at 534 Keeney Street.
  - Inland Wetlands Permit – Determination of Significant Impact (2021-078)
4. **TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT** – To replace the existing twin arch corrugated metal pipe culverts conveying Lydall Brook beneath Ambassador Drive with new twin precast concrete box culverts.
  - Inland Wetlands Permit – Determination of Significant Impact (2021-086)

5. **TOWN OF MANCHESTER** – Mandatory referral for acquisition of 705 Keeney Street.
  - Mandatory Referral (2021-084)
6. **ADMINISTRATIVE REPORTS**
7. **APPROVAL OF MINUTES**
  - October 4, 2021 – Business Meeting
8. **RECEIPT OF NEW APPLICATIONS**