

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

September 20, 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 Speak form, available at <https://manchesterct.seamlessdocs.com/f/RequestToSpeakPlanning>, 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 Speak form. Only individuals who complete a Request to Speak 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, or by mail to the Planning Department, 494 Main Street, P.O. Box 191, Manchester, CT 06045-0191.

PUBLIC HEARING:

1. **TOWN OF MANCHESTER** (*continued from September 1, 2021*) – For proposed activity including building additions, redesign of the parking lot and bus loop, and associated site improvements at Bowers Elementary School at 141 Princeton Street.
 - Special Exception Modification (2021-058)
 - Erosion and Sedimentation Control Plan (2021-059)
2. **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)
3. **PAREDIM ACQUISITION LLC** – Request a special exception per Art. II, Sec. 24.02.01 (m) for conversion of a hotel to a multi-family market-rate rental development at 191 Spencer Street.
 - Special Exception (2021-064)

NEW BUSINESS:

1. **TOWN OF MANCHESTER** – For proposed activity including building additions, redesign of the parking lot and bus loop, and associated site improvements at Bowers Elementary School at 141 Princeton Street.
 - Special Exception Modification (2021-058)
 - Erosion and Sedimentation Control Plan (2021-059)

2. **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)
3. **PAREDIM ACQUISITION LLC** – Request a special exception per Art. II, Sec. 24.02.01 (m) for conversion of a hotel to a multi-family market-rate rental development at 191 Spencer Street.
 - Special Exception (2021-064)
4. **80 OAKLAND STREET LLC** – Request a special exception modification per Art. II, Sec. 24.02.01(h), for a modification of special exception 2019-051 approved on July 15, 2019 to reconfigure the employee parking for 80 Oakland Street and associated landscaping, lighting, and stormwater facilities to preserve the house at 25 Edward Street for reuse as office space at 86 Oakland Street and 11 & 25 Edward Street.
 - Special Exception Modification (2021-063)
5. **ADMINISTRATIVE REPORTS**
 - Administrative Approvals:
 - Frank Strano – Lot Line Revision (2021-062) – 16 and 26 Stephanies Way
6. **APPROVAL OF MINUTES**
 - September 1, 2021 – Public Hearing/Business Meeting
7. **RECEIPT OF NEW APPLICATIONS**