

**TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION**

March 29, 2021  
7:00 P.M.

VIRTUAL MEETING TO BE HELD VIA ZOOM

**AGENDA**

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 or attend the virtual meeting must complete a Request to Speak form, available at <https://manchesterct.seamlessdocs.com/f/RequestToSpeakPlanning>, by 4:30 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.

**PUBLIC HEARING:**

1. **GARRETT HOMES, LLC** (*continued from March 15, 2021*) – 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](#).
  - Resubdivision (2021-005)
  
2. **MANCHESTER PARKADE I, LLC** (*continued from March 15, 2021*) – Special Exception and combined preliminary and detailed site plan per Art. II, Sec. 26.09.02(A)(3) for alternative compliance under Art. II, Sec. 26.04.03 (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](#).
  - Special Exception and Combined Preliminary and Detailed Plan (2021-002)
  
3. **MANCHESTER PARKADE I, LLC** – For regulated activities associated with site preparation and installation of underground utilities infrastructure 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](#).
  - Inland Wetlands Permit (2021-001)

**NEW BUSINESS:**

1. **GARRETT HOMES, LLC** – 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](#).
  - Resubdivision (2021-005)
  - Erosion & Sedimentation Control Plan (2021-006)

2. **MANCHESTER PARKADE I, LLC** – Special Exception and combined preliminary and detailed site plan per Art. II, Sec. 26.09.02(A)(3) for alternative compliance under Art. II, Sec. 26.04.03 (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](#).
  - Special Exception and Combined Preliminary and Detailed Plan (2021-002)
  - Erosion & Sedimentation Control Plan (2021-007)
  
3. **MANCHESTER PARKADE I, LLC** – For regulated activities associated with site preparation and installation of underground utilities infrastructure 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](#).
  - Inland Wetlands Permit (2021-001)
  
4. **ADMINISTRATIVE REPORTS**
  - Administrative Approvals:
    - Estate of Stephen Lukas, Jr. and Raymond Lukas – Lot Line Revision (2021-004) – [86 North Street](#) & [20 Kerry Street](#)
  - Temporary Outdoor Dining Update
  
5. **APPROVAL OF MINUTES**
  - March 15, 2021 – Public Hearing/Business Meeting
  
6. **RECEIPT OF NEW APPLICATIONS**