

**MINUTES OF BUSINESS MEETING  
HELD BY THE PLANNING AND ZONING COMMISSION  
MARCH 15, 2021**

**VIRTUAL MEETING HELD VIA ZOOM**

**ROLL CALL:**

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

Alternate Members: Julian Stoppelman  
Bonnie Potocki  
Teresa Ike

Also Present: Gary Anderson, Director of Planning  
Megan Pilla, Senior Planner  
Nancy Martel, Recording Secretary

The Chairman opened the Business Meeting at 9:10 P.M.

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)

Resubdivision (2021-005)

**MOTION:** Mr. Kennedy moved to continue the public hearing to March 29, 2021. Ms. Scorso seconded the motion and all members voted in favor.

MANCHESTER PARKADE I, LLC – Special Exception 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. – Inland Wetlands Permit – Determination of Significance (2021-001); Special Exception and Combined Preliminary and Detailed Plan (2021-002)

Inland Wetlands Permit – Determination of Significance (2021-001)

**MOTION:** Mr. Kennedy moved to find the proposed activity at the above-referenced location as shown on the inland wetlands permit application 2021-001 may have a significant impact on the wetlands and, therefore, will require a public hearing. Ms. Scorso seconded the motion and all members voted in favor.

Special Exception and Combined Preliminary and Detailed Plan (2021-002)

**MOTION:** Mr. Kennedy moved to continue the public hearing to March 29, 2021. Ms. Scorsio seconded the motion and all members voted in favor.

Ms. Pilla thanked the Commission members that attended the Connecticut Land Use seminar.

Mr. Anderson reminded the Commission members that there should be no communication about the two public hearings that have been continued to March 29<sup>th</sup>.

Mr. Prause reminded the Commission members that did not have the opportunity to attend the seminar that it may be downloaded for a fee.

Mr. Anderson remarked that, because the Town supports Commission members receiving the training, the Planning Department will cover the cost.

Ms. Potocki noted that, at the training, form based zones were not discussed. She questioned Staff whether the Commission is to look at approval criteria in Art. II, Sec. 26.09.03 when hearing special exceptions in the Form-Based zone, which Ms. Pilla clarified.

Mr. Prause reported that, last month, Horace Brown, a member of the Planning and Zoning Commission for many years, passed away. Mr. Prause relayed his years with Mr. Brown, who was known as the “Dean of Planning” in the State of Connecticut. Mr. Brown developed the first state-wide Plan of Conservation and Development and helped many towns and cities with their Planning and Zoning Commissions. Mr. Brown was very interested in historic preservation, conservation and affordable housing. The Town of Manchester appreciated his service.

Mr. Anderson added that, with all due respect to his mentor, Mr. Pellegrini, Mr. Brown was the most accomplished planner that the Town has ever seen. He loved the town and the State of Connecticut. Mr. Brown was awarded a fellowship of the American Institute of Certified Planners which is a very prestigious accreditation.

Mr. Stoppelman agreed with the kind words about Mr. Brown. He also complimented the Staff on the second application tonight, noting that this is a tremendous opportunity for Manchester.

**APPROVAL OF MINUTES**

March 1, 2021 – Public Hearing/Business Meeting

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

**RECEIPT OF NEW APPLICATIONS**

There were no new applications.

The Business Meeting was closed at 9:30 P.M.

I certify these minutes were adopted on the following date:

March 29, 2021  
Date

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Eric Prause, Chairman

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