

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

January 4, 2023
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/meeting> 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, or by mail to the Planning Department, 494 Main Street, P.O. Box 191, Manchester, CT 06045-0191.

PUBLIC HEARING:

1. **CLEVER AVILA** – For a proposed 4-lot resubdivision to create 3 new building lots at 270 Gardner Street.
 - Resubdivision (SUB-0002-2022)

BUSINESS:

1. **CLEVER AVILA** – For a proposed 4-lot resubdivision to create 3 new building lots at 270 Gardner Street.
 - Resubdivision (SUB-0002-2022)
 - Erosion & Sedimentation Control Plan (ESC-0014-2022)
2. **DORJAN PUKA** – To add a partial roof structure to the existing patio at 1436 Pleasant Valley Road.
 - Special Exception Modification (PSE-0038-2022)
3. **BATTISTON'S OF MANCHESTER, INC.** – For excavation and off-site disposal of impacted soils within the upland review area at 441 Middle Turnpike West.
 - Inland Wetlands Permit (IWP-0029-2022)
4. **TOWN OF MANCHESTER** – Mandatory referral for purchase of 942 Main Street.
 - Mandatory Referral (MR-0003-2022)

5. **FENN MOUN** – To remodel the existing Chipotle building and add a 223 sq. ft. addition for a pick-up window at 50 Hale Road (a.k.a. 48 Hale Road).
 - Special Exception Modification (PSE-0028-2022) – *Request for Extension*
6. **ADMINISTRATIVE REPORTS**
 - Administrative Approvals:
 - DuBaldo Realty Purnell, LLC – Lot Line Revision (LLR-0003-2022) – 31, 35, & 41 Purnell Place
7. **APPROVAL OF MINUTES**
 - December 5, 2022 – Public Hearing/Business Meeting
8. **RECEIPT OF NEW APPLICATIONS**