

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

February 5, 2024
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. **AYR WELLNESS** – Special exception under Art. II, Sec. 24.02.01(n) for a cannabis retail use at 185 Spencer Street.
 - Special Exception (PSE-0057-2023)

BUSINESS:

1. **AYR WELLNESS** – Special exception under Art. II, Sec. 24.02.01(n) for a cannabis retail use at 185 Spencer Street.
 - Special Exception (PSE-0057-2023)
2. **HILLIARD MILLS LLC** – Changes to previously approved PZC plans at 640 & 642 Hilliard Street and 370 Adams Street, for renovation of buildings 5 & 6 and various site improvements.
 - Special Exception Modification (PSE-0055-2023) – *Request for 65-day Extension*
 - Flood Plain Permit (FLDP-0005-2023) – *Request for 65-day Extension*
3. **ADMINISTRATIVE REPORTS**
 - Upcoming Training Opportunities
4. **APPROVAL OF MINUTES**
 - January 17, 2024 –Public Hearing/Business Meeting
5. **RECEIPT OF NEW APPLICATIONS**