

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
FEBRUARY 5, 2024**

MEMBERS PRESENT:

In Person: Eric Prause, Chairman
Patrick Kennedy, Vice Chairman
Michael Stebe, Secretary
Teresa Ike
Chris Schoeneberger
Daniela Luna
Michael Farina

ALTERNATES PRESENT:

In Person: Zachary Schurin

AYR WELLNESS

185 Spencer Street

Special Exception (PSE-0057-2023)

MOTION: Mr. Kennedy moved to approve the special exception under Art. II, Sec. 24.02.01(n) to allow a cannabis retail use at 185 Spencer Street, with the modifications as specified in a staff memorandum from:

1. Megan Pilla, Principal Development Planner, dated January 29, 2024.

Mr. Stebe seconded the motion.

MOTION: Mr. Farina moved to amend the motion to add another modification: That signage be added to the southern 4 parking spaces to be marked as employee parking. Mr. Stebe seconded the motion. Mr. Prause, Mr. Kennedy, Mr. Stebe, Ms. Ike, and Mr. Farina voted in favor of the motion. Mr. Schoeneberger voted against the motion. Ms. Luna abstained. The motion to amend the motion passed five to one.

Mr. Prause, Mr. Kennedy, Mr. Stebe, Ms. Ike, Mr. Schoeneberger, and Mr. Farina voted in favor of the amended motion. Ms. Luna voted against the motion. The motion passed six to one.

The reason for the approval is that the proposed activity meets the special exception criteria in Article IV, Section 20, as well as the specific criteria for cannabis establishments outlined in Article II, Section 24.02.01(n).

HILLIARD MILLS LLC

640 & 642 Hilliard Street and 370 Adams Street

Special Exception Modification (PSE-0055-2023) – Request for 65-day Extension
Flood Plain Permit (FLDP-0005-2023) – Request for 65-day Extension

MOTION: Mr. Kennedy moved to approve the requests for 65-day extensions, to April 12, 2024. Mr. Farina seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

January 17, 2024 –Public Hearing/Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. **AYR WELLNESS – Special Exception (PSE-0057-2023)** – For a special exception under Art. II, Sec. 24.02.01(n) for a cannabis products retailer use at 185 Spencer Street.
2. **3 SQUARED, LLC – Special Exception (PSE-0058-2023); Erosion & Sedimentation Control Plan (ESC-0001-2024)** – For a special exception under Art. II, Sec. 24.02.01(j) for a mixed-use multi-family development at 14 North Main Street.
3. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0001-2024)** – Proposed regulation amendment to allow the conversion of vacant school buildings to multi-family residential.