

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

February 21, 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. **CT SITING COUNCIL PETITION** – To collect public comments for submission to the Siting Council for a proposed solar facility at 250 Carter Street.
2. **3 SQUARED, LLC** – For a special exception under Art. II, Sec. 24.02.01(j) for a mixed-use multi-family development at 14 North Main Street.
 - Special Exception (PSE-0058-2023)

BUSINESS:

1. **3 SQUARED, LLC** – For a special exception under Art. II, Sec. 24.02.01(j) for a mixed-use multi-family development at 14 North Main Street.
 - Special Exception (PSE-0058-2023)
 - Erosion & Sedimentation Control Plan (ESC-0001-2024)
2. **TRA CONSULTING** – Pre-application discussion for possible distribution warehouse development at 71 & 81 Commerce Road.
 - Pre-application Review (PAR-0001-2024)
3. **HARTFORD HEALTHCARE CORPORATION** – Pre-application discussion for possible zoning regulation amendment proposal regarding signage permitted on medical office buildings.
 - Pre-application Review (PAR-0002-2024)

4. DISCUSSION: MUNICIPAL FINES FOR INLAND WETLANDS VIOLATIONS

5. ADMINISTRATIVE REPORTS

- Upcoming Training Opportunities
 - In-house training session – March 18, 2024 beginning at 5:45 p.m. (before regularly scheduled meeting)

6. APPROVAL OF MINUTES

- February 5, 2024 – Public Hearing/Business Meeting

7. RECEIPT OF NEW APPLICATIONS