

**TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION**

March 4, 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](mailto:pzccomments@manchesterct.gov), or by mail to the Planning Department, 494 Main Street, P.O. Box 191, Manchester, CT 06045-0191.

**PUBLIC HEARING:**

1. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION** – Proposed regulation amendment at Art. II, Sec. I (General Requirements for Residential Zones) to allow the conversion of former school buildings to multi-family residential.
  - Zoning Regulation Amendment (REG-0001-2024)
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.
  - Inland Wetland Permit (IWP-0054-2023)

**BUSINESS:**

1. **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.
  - Inland Wetland Permit (IWP-0054-2023)
  - Special Exception Modification (PSE-0055-2023)
  - Flood Plain Permit (FLDP-0005-2023)

2. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION** – Proposed regulation amendment at Art. II, Sec. I (General Requirements for Residential Zones) to allow the conversion of former school buildings to multi-family residential.
  - Zoning Regulation Amendment (REG-0001-2024)
3. **DISCUSSION: MUNICIPAL FINES FOR INLAND WETLANDS VIOLATIONS**
4. **ADMINISTRATIVE REPORTS**
  - Upcoming Training Opportunities
    - In-house training session – March 18, 2024 beginning at 5:45 p.m. (before regularly scheduled meeting)
5. **APPROVAL OF MINUTES**
  - February 21, 2024 – Public Hearing/Business Meeting
6. **RECEIPT OF NEW APPLICATIONS**