

**TOWN OF MANCHESTER
MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION/
INLAND WETLANDS AND WATERCOURSES AGENCY
MARCH 18, 2024**

MEMBERS PRESENT:

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

**ALTERNATE MEMBER SITTING FOR
APPROVAL OF MINUTES ONLY:**

In Person: Maliha Ahsan

ALTERNATES PRESENT

In Person: Bonnie Potocki

ABSENT:

Zachary Schurin

ALSO PRESENT:

In Person: Megan Pilla, Principal Development Planner
Gary Anderson, Director of Planning & Economic
Development
Electronically: Nancy Martel, Recording Secretary

The Chairman opened the Business Meeting at 7:30 P.M.

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)

Zoning Regulation Amendment (REG-0001-2024)

MOTION: Mr. Kennedy moved to approve the zoning regulation amendment to add Art. II, Sec. 1.00.03 to allow the conversion of former school buildings to multi-family housing by special exception in residential zones. Ms. Ike seconded the motion and all members voted in favor.

The reason for the approval is that the proposed amendment is consistent with the following recommendations of the Plan of Conservation and Development:

- “*Educational Facilities*” recommendation #3: Complete the Repurposed Schools project and move forward.
- “*Housing – Changing Preferences*” recommendation #1: Strengthen neighborhoods and expand housing choices through an increased mix of uses, diversified housing choices, and the concentration of more housing within mixed-use areas such as Downtown.
- “*Housing Attainability*” recommendation #2: Prioritize policies and programs that encourage higher density pedestrian-oriented neighborhoods with a range of housing choices.

The zoning regulation amendment will be effective on April 8, 2024.

Mr. Stebe commended Town staff for their diligence in revising the proposal. He felt this is a major step to bringing life and vitality back into the Nathan Hale building and neighborhood.

Mr. Prause commented that this is very much in compliance with the recent Plan of Conservation and Development (POCD), in that it referenced the Repurposed Schools project. He reported that he is in support of Option 2, which would provide incentives when affordable housing is included.

APPROVAL OF MINUTES

March 4, 2024 – Public Hearing/Business Meeting

MOTION: Mr. Kennedy moved to approve the minutes as written. Mr. Schoeneberger seconded the motion. Mr. Prause, Mr. Kennedy, Mr. Stebe, Ms. Ike, Mr. Schoeneberger, Mr. Farina, and Ms. Ahsan voted in favor of the motion. Ms. Luna abstained.

ADMINISTRATIVE REPORTS

- Lot Line Revision administratively approved for 38 and 46 Markwood Lane.
- Upcoming Training Opportunities
- Notice of Intent received to file a petition for a declaratory ruling to the Connecticut Siting Council for a 1.66 megawatt solar facility at 186 Foster Street in South Windsor.
- Update on 250 Carter Street – At a hearing last week, the Siting Council did grant the request that they hold a public hearing. The date has not yet been set.
- Comprehensive Zoning Update – Interviews of potential consultants are scheduled for the first week of April with the Steering Committee.

Mr. Stebe interjected that CRCOG will hold a series of items that will precede their quarterlies.

Ms. Potocki requested an update on a matter before Superior Court regarding Wyneding Hill Road.

Ms. Pilla responded that there is no update at this time. It was an appeal brought by a resident on the decision.

RECEIPT OF NEW APPLICATIONS

There were no new applications.

MOTION: Mr. Kennedy moved to close the Business Meeting. Ms. Ike seconded the motion and all members voted in favor.

The Business Meeting was closed at 7:50 P.M.

I certify these minutes were adopted on the following date:

April 1, 2024
Date

Eric Prause, Chairman

NOTICE: A DIGITAL RECORDING OF THIS BUSINESS MEETING CAN BE HEARD IN THE PLANNING DEPARTMENT.