

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

May 20, 2024
7:00 P.M.

Lincoln Center Hearing Room, 494 Main Street
Or virtually, via Zoom

AGENDA

NOTE: EXECUTIVE SESSION – 6:30 - 7:00 P.M.
Discussion with Town Attorney on pending appeal

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. **VESSEL TECHNOLOGIES** – Amendment to Article II, Section 7.03 to allow a higher density of dwelling units in the Planned Residential Development (PRD) zone by special exception, if the total number of bedrooms does not exceed 20 per acre.
 - Zoning Regulation Amendment (REG-0003-2024)

BUSINESS:

1. **VESSEL TECHNOLOGIES** – Amendment to Article II, Section 7.03 to allow a higher density of dwelling units in the Planned Residential Development (PRD) zone by special exception, if the total number of bedrooms does not exceed 20 per acre.
 - Zoning Regulation Amendment (REG-0003-2024)
2. **TRIVIK BUILDERS, LLC** – Modification to site plans at 27 Lillian Drive.
 - PRD Detailed Site Plan Modification (PRD-0001-2024)

3. **JULIANO'S POOLS** – Relocation of septic leaching field and construction of a new in-ground pool with patio and safety fence at 37 Pondview Drive.
 - Inland Wetlands Permit – Determination of Significance (IWP-0051-2023)
4. **BILLY NARVAEZ & RACHEL YIRIGIAN** – Pre-application review for a possible zoning regulation amendment proposal to allow construction of a new 4-family residence in Residence B (RB) zone.
 - Pre-application Review (PAR-0003-2024)
5. **APPOINTMENT OF ALTERNATE MEMBER TO CAPITOL REGION PLANNING COMMISSION**
6. **ADMINISTRATIVE REPORTS**
 - Upcoming Training Opportunities
 - Comprehensive Zoning Regulations update – consultant and schedule
7. **APPROVAL OF MINUTES**
 - May 6, 2024 – Public Hearing/Business Meeting
8. **RECEIPT OF NEW APPLICATIONS**