

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

July 1, 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 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. 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.

BUSINESS:

1. **LUZERN ASSOCIATES LLC** – Construction of a 144,074 sq. ft. distribution center/warehouse at 71 and 81 Commerce Road.
 - Inland Wetland Permit – Determination of Significance (IWP-0008-2024)
2. **STEVEN BLANCHARD** – Pre-application discussion for possible regulation amendment to allow new construction of duplexes in RA zone.
 - Pre-Application Review (PAR-0004-2024)
3. **ADMINISTRATIVE REPORTS**
 - Administrative Approvals:
 - Mark Peterson – Lot Line Revision (LLR-0002-2024) – 483 Birch Mountain Rd. & 107 Blue Ridge Dr.
 - Upcoming Training Opportunities
 - POCD Implementation Matrix updated
 - Direction from Commission – timing of regulation amendment (HB-5474)
 - 260 Tolland Turnpike – Inland wetlands violation update
4. **APPROVAL OF MINUTES**
 - June 17, 2024 – Public Hearing/Business Meeting
5. **RECEIPT OF NEW APPLICATIONS**