

**TOWN OF MANCHESTER  
MINUTES OF PUBLIC HEARING  
HELD BY THE PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND  
WATERCOURSES AGENCY  
JUNE 17, 2024**

**MEMBERS PRESENT:**

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

**ALTERNATE MEMBERS SITTING:**

In Person: Sara Van Buren

**ABSENT:**

Daniela Luna  
Maliha Ahsan  
Zachary Schurin

**ALSO PRESENT:**

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

***NOTE: This meeting was held in the Manchester Room and no Silk City TV recording is available.***

The Chairman opened the Public Hearing at 7:00 P.M. The secretary read the legal notice when the call was made.

VIKING MANCHESTER PARTNERS, LLC – Subdivision of existing parcel into two parcels each containing an existing commercial building, with no change in building envelope, parking, or site conditions, at 19 Pavilions Drive. – Resubdivision (SUB-0001-2024)

Attorney Charles Naselsky, General Counsel for Viking Manchester, the owners, introduced himself. Attorney Naselsky described the property, which had previously been subdivided by Brixmor. He detailed the current and future occupants of the property. Their plan is to subdivide the two separate properties into two separate tax parcels, keeping everything in place. Currently, there is an all-encompassing restricted easement agreement with Brixmor.

Mr. Ike Gabbay, Principal of Viking Manchester, commented that the application does not contemplate any change in the side yard or changes to the building envelope.

Mr. Andrew Bushnell, Bushnell Associates, added that there are also easements and agreements for the utilities.

Mr. Gabbay reported that they will add an internal REA to govern sharing certain expenses between the two.

Mr. Bushnell stated that there was only one staff comment asking for at least three of the proposed new property line corners to be set, which he completed.

Ms. Pilla confirmed that there was only one staff comment about showing the pins on the new property line, which has been addressed.

Noting past issues with subdivisions, parking, and controlling traffic flow, Mr. Stebe asked how approval of this subdivision would affect the ability for changes along that line.

Ms. Pilla noted that, in terms of maintaining the parking itself, that would be covered by the agreement already in place between the two parcels. However, if one parcel comes under new ownership, there would just be more individuals that would be required to agree with any future changes to the parking lot as a whole.

Mr. Gabbay reported that the proposed subdivision will not affect the master reciprocal easement agreement in place with Brixmor.

Mr. Stebe requested information about snow removal and Mr. Gabbay stated that Brixmor is responsible under the REA for snow removal of the entire parking surface.

Mr. Prause asked if this is legally conforming with zoning requirements, which Ms. Pilla confirmed.

There were no members of the public to speak on the application.

**MOTION:** Mr. Kennedy moved to close the Public Hearing. Mr. Schoeneberger seconded the motion and all members voted in favor.

The Public Hearing closed at 8:05 P.M.

I certify these minutes were adopted on the following date:

July 1, 2024  
Date

\_\_\_\_\_  
Eric Prause, Chairman

**NOTICE: A DIGITAL RECORDING OF THIS PUBLIC HEARING CAN BE HEARD IN THE PLANNING DEPARTMENT.**