

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

July 15, 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, or by mail to the Planning Department, 494 Main Street, P.O. Box 191, Manchester, CT 06045-0191.

PUBLIC HEARING:

1. **LUZERN ASSOCIATES LLC** – Inland wetland permit and special exception under Art. II, Sec. 16.15.02 (a), (b), and (c) for construction of a 144,074 sq. ft. distribution center/warehouse at 71 and 81 Commerce Road.
 - Inland Wetland Permit (IWP-0008-2024)
 - Special Exception (PSE-0004-2024)

2. **DWRE EAST CENTER, LLC** – Change of zone from Residence B to Business III for two small portions of the site at 25 East Center Street and 443 & 463 Main Street.
 - Zone Change (ZC-0001-2024)

BUSINESS:

1. **LUZERN ASSOCIATES LLC** – Inland wetland permit and special exception under Art. II, Sec. 16.15.02 (a), (b), and (c) for construction of a 144,074 sq. ft. distribution center/warehouse at 71 and 81 Commerce Road.
 - Inland Wetland Permit (IWP-0008-2024)
 - Special Exception (PSE-0004-2024)
 - Erosion & Sedimentation Control Plan (ESC-0004-2024)

2. **DWRE EAST CENTER, LLC** – Change of zone from Residence B to Business III for two small portions of the site at 25 East Center Street and 443 & 463 Main Street.
 - Zone Change (ZC-0001-2024)

3. **HIGHLAND PARK MARKET OF MANCHESTER RE LLC** – Building additions and parking modification to Highland Park Market at 307 Highland Street.
 - Special Exception Modification (PSE-0005-2024)
4. **TOWN OF MANCHESTER/BENESCH** – Demolition of the existing bank building and site preparation for construction of a new Manchester Public Library at 1041 Main Street, 18 & 22 Maple Street, and 25 Eldridge Street.
 - Erosion & Sedimentation Control Plan (ESC-0005-2024)
5. **ADMINISTRATIVE REPORTS**
 - Upcoming Training Opportunities
 - Rules of Procedure Update
6. **APPROVAL OF MINUTES**
 - July 1, 2024 – Business Meeting/Aquifer Protection Agency Meeting
7. **RECEIPT OF NEW APPLICATIONS**