

**TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION**

August 19, 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](mailto: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** (*continued from July 15, 2024*) – 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)

**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. **HILLIARD MILLS LLC** – Flood plain permit for the historical rehab of Hilliard Mills Building #6 at 640 Hilliard Street.
  - Flood Plain Permit (FLDP-0001-2024)
3. **DISCUSSION: RULES OF PROCEDURE UPDATE DRAFT**

**4. ADMINISTRATIVE REPORTS**

- Upcoming Training Opportunities
- Suggested Business Zone Amendments
- Eversource Tree Clearing

**5. APPROVAL OF MINUTES**

- July 15, 2024 – Public Hearing/Business Meeting

**6. RECEIPT OF NEW APPLICATIONS**