

**TOWN OF MANCHESTER
LEGAL NOTICE**

At its meeting of August 19, 2024, the Planning and Zoning Commission/Inland Wetlands Agency made the following decisions:

LUZERN ASSOCIATES LLC – 71 and 81 Commerce Road – Inland Wetland Permit (IWP-0008-2024); Special Exception (PSE-0004-2024); Erosion & Sedimentation Control Plan (ESC-0004-2024) – Acting in its capacity as the Inland Wetlands Agency, the Commission **APPROVED WITH MODIFICATIONS AND A CONDITION** the inland wetlands permit for construction of a 140,000 sq. ft. distribution center/warehouse at 71 and 81 Commerce Road, Industrial zone. The wetland permit approval is valid for 5 years. The work in the regulated area must be completed within one year of commencement. Acting in its capacity as the Planning and Zoning Commission, the Commission **APPROVED WITH MODIFICATIONS AND A CONDITION** the special exception under Art. II, Sec. 16.15.02 (a), (b), and (c), and **APPROVED** the erosion and sedimentation control plan.

HILLIARD MILLS LLC – 640 Hilliard Street – Flood Plain Permit (FLDP-0001-2024) – The Commission **APPROVED WITH A MODIFICATION** the flood plain permit for the historical rehab of Hilliard Mills Building #6 at 640 Hilliard Street, Industrial zone.

HILLIARD MILLS LLC – 640 Hilliard Street and 370 Adams Street – Inland Wetlands Permit (IWP-0009-2024) – The Inland Wetlands Agent **ADMINISTRATIVELY APPROVED** the Inland Wetlands Permit for changes to propane tanks and placement of HVAC equipment for Building #6 at 640 Hilliard Street and 370 Adams Street, Industrial zone.

All modifications/conditions are on file in the Planning and Economic Development Department. A copy of this notice has been filed in the Town Clerk's office.

Planning and Zoning Commission
Eric Prause, Chair