

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

June 1, 2026
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 Chairperson. 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 HEARINGS:

1. **ROSEMARIE P. CHIRICO** – Proposed zoning regulation amendment at Art. II, Sec. 5.1 and Art. II, Sec. 7 to add Processing and Sale of Firewood as a permitted accessory use in the Rural Residence zone.
 - Zoning Regulation Amendment (REG-0027-2026)
2. **ROSEMARIE P. CHIRICO** – Zone change from Residence AA Zone to Rural Residence zone at 571 and 599 Porter Street.
 - Zone Change (ZC-0006-2026)

NEW BUSINESS:

1. **ROSEMARIE P. CHIRICO** – Proposed zoning regulation amendment at Art. II, Sec. 5.1 and Art. II, Sec. 7 to add Processing and Sale of Firewood as a permitted accessory use in the Rural Residence zone.
 - Zoning Regulation Amendment (REG-0027-2026)
2. **ROSEMARIE P. CHIRICO** – Zone change from Residence AA Zone to Rural Residence zone at 571 and 599 Porter Street.
 - Zone Change (ZC-0006-2026)

3. **[TRANSFER ENTERPRISES INC](#)** – Request a Special Exception Modification under Art. III, Sec. 9.4.2 to build a 50 ft. x 70 ft. cold storage structure at 140 Progress Drive.
 - Inland Wetland Permit (IWP-0030-2026)
 - Special Exception Modification (PSE-0048-2026)
4. **[HOP BROOK BEND LLC](#)** – Special Exception Detailed Plan for adaptive reuse of an existing historic mill building for a brewpub use, including on-site brewing, food service, and on-premises consumption, with associated site improvements at 176 Hartford Road.
 - Special Exception Detailed Plan (PSE-0051-2026)
5. **[TOWN OF MANCHESTER](#)** – 8-24 mandatory referral for the potential purchase of 29 Eldridge Street.
 - Mandatory Referral (MR-0002-2026)
6. **ADMINISTRATIVE REPORTS**
 - Upcoming Training Opportunities
7. **APPROVAL OF MINUTES**
 - [May 4, 2026](#) – Public Hearing/Business Meeting
 - [May 18, 2026](#) – Public Hearing/Business Meeting
8. **RECEIPT OF NEW APPLICATIONS**
9. **ITEMS FOR FUTURE AGENDAS**

**TOWN OF MANCHESTER
LEGAL NOTICE**

The Planning and Zoning Commission will hold a public hearing on June 1, 2026 at 7:00 P.M., both virtually and in person in the Lincoln Center Hearing Room, 494 Main Street, Manchester, Connecticut, to hear and consider the following petitions:

ROSEMARIE P. CHIRICO – Zoning Regulation Amendment (REG-0027-2026) – Proposed zoning regulation amendment at Art. II, Sec. 5.1 and Art. II, Sec. 7 to add Processing and Sale of Firewood as a permitted accessory use in the Rural Residence zone.

ROSEMARIE P. CHIRICO – Zone Change (ZC-0006-2026) – Zone change from Residence AA Zone to Rural Residence zone at 571 and 599 Porter Street.

At this hearing interested persons may be heard, either in person or virtually via Zoom, and written communications received. This 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 Chairperson. 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.

Individuals may also submit comments in writing to the Planning and Economic Development Department via email to pzccomments@manchesterct.gov, or by mail to the Planning Department, 494 Main Street, P.O. Box 191, Manchester, CT 06045-0191. All written comments received by 4:00 p.m. on the day of the meeting will be presented and recorded as part of the hearing.

A copy of the proposed zoning regulation amendment and the proposed zoning district change may be reviewed online at <https://www.manchesterct.gov/Government/Departments/Planning-and-Economic-Development/Regulations-and-Maps> (click “Regulations” to see proposed zoning regulation amendments or “Maps” to see proposed zoning district changes); by contacting the Town Clerk’s office at townclerkdept@manchesterct.gov or (860) 647-3037 to request a PDF by email; or in the Planning and Economic Development Department, 494 Main Street, during business hours (8:00 a.m. to 4:30 p.m. on Mondays, Wednesdays, and Thursdays; 8:00 a.m. to 7:00 p.m. on Tuesdays; and 8 a.m. to 1:00 p.m. on Fridays). Information about this application will be available online at <https://Manchesterct.gov/pzc> by the Friday before the hearing.

Planning and Zoning Commission
Michael Stebe, Chair

**TOWN OF MANCHESTER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**

TO: Planning and Zoning Commission

FROM: Renata Bertotti, Deputy Director of Planning *RB*

DATE: May 27, 2026

RE: REG-0027-2026 – Proposed Zoning Regulation Amendment
Processing/Sale of Firewood as Permitted Use in RR Zone

The applicant, owner of RockandRoseRanch.us, proposes an amendment to the Zoning Regulations to permit the processing and sale of firewood as an accessory use within the Rural Residence (RR) Zone. As proposed, the regulation would establish the following standards and conditions:

- a. The applicant must reside on the parcel;
- b. The parcel must contain a minimum lot size of 2 acres;
- c. No additional driveway curb cuts shall be permitted to serve the operation;
- d. Access from the public street shall have adequate line of sight for customers entering and exiting the site;
- e. An off-street loading area must be available to customers for picking up firewood;
- f. No processing operations shall be conducted withing 50' of a property line;
- g. No storage of materials, equipment or supplies shall be located within the front yard, except for firewood sold at a farmstand, or within the required rear or side yards of the parcel;
- h. Operations are limited to being conducted by the resident of the property and no more than 1 non-resident or non-family employee;
- i. Operations shall comply with the Manchester Noise Ordinance;
- j. The applicant shall submit a plan and/or narrative to the Zoning Enforcement Officer to demonstrate compliance with the above.

A summary of the proposal prepared by the applicant is attached. (Application Narrative-Text Amendment)

Plan of Conservation and Development

In considering the proposed amendment, the Commission should evaluate its consistency with the goals and policies of the Town's Plan of Conservation and Development, Manchester NEXT (POCD). While Manchester NEXT does not specifically address firewood processing and sales, the Commission may consider whether the proposed activity constitutes a form of agricultural or forestry-related use. In that context, Recommendation #3 of the Community Character & Design Recommendations sections of the POCD states:

“Explore ways to further support traditional and urban farming, while maintaining good neighbor relations.”

Purpose of the Zoning District

Section 2.1.1 of the zoning regulations sets the purpose of our zoning districts and describes the purpose of the RR zone:

“Rural Residence (RR) The Rural Residential zone is intended to preserve the rural character and natural landscapes of the area and protect open spaces and environmentally sensitive areas while allowing for a wide range of primarily residential, agricultural, and institutional uses.”

The Commission should consider whether the proposed use fits the purpose of the RR zone.

Other Considerations

Accessory Use

RockandRoseRanch.us is located at 571 and 599 Porter Street in Manchester. The property at 571 Porter Street is zoned Residence A, while 599 Porter Street is partially zoned Residence A and partially zoned Rural Residence. The applicant has submitted a concurrent application to rezone both properties to Rural Residence, indicating an intent to conduct firewood processing and sales activities on the western portion of 599 Porter Street and at 571 Porter Street.

The Zoning Regulations define an accessory use as follows:

“Accessory Use: A use that is clearly incidental to and customarily found in connection with and located on the same zoning lot as the principal use and clearly subordinate to the principal use.”

Based on staff’s review of the RockandRoseRanch.us website and reading of the Mission and the website, it remains unclear whether the proposed firewood processing and sales operation would qualify as an accessory use at this location.

Broader Considerations and Potential Impacts

Whenever the Commission considers zoning regulations amendments, they should remember that the proposed changes, if adopted, apply to the entire zoning district. The Commission should therefore consider the broader implications of permitting this use and determine whether the proposed standards sufficiently limit the activity to a small-scale accessory operation, such as:

- A limited, occasional operation where the trees are harvested from the same property or nearby land;
- A use accessory to farming, forestry, or land management activities;
- An operation involving limited employees and truck traffic;
- The use of portable or small-scale equipment; and
- Processing intended primarily for on-site use or limited local sales.

Conversely, the Commission should also consider whether the proposed amendment could permit a more commercial or industrial-style operation involving:

- The importation of large or unlimited quantities of wood;
- Wood brought in from non-local sources;
- Permanent processing equipment; and/or
- Large-scale or unrestricted retail sales activity.

Staff Review

Town staff has reviewed the proposed zoning regulation amendment and will provide additional comments at the meeting.

Attachment

R:\Planning\PZC\2026\04 - April 20\REG-0026-2026 – Proposed Zoning Regulations Amendment- Staff memo.docx

Application Narrative – Text Amendment

Applicant: Rosemarie P. Chirico

Date: April 20, 2026

The Applicant proposes to amend the Zoning Regulations to allow, as a permitted accessory use in the RR Zone, the processing and/or sale of firewood, subject to terms and conditions.

Specifically, the Applicant proposes to amend Table 5.1 to add Processing/Sale of Firewood as a Permitted (P) use in the RR zone.

Also, the Applicant proposes to amend Section 7, Accessory Use Regulations, to add a subsection as follows:

Processing/Sale of Firewood

Accessory processing and/or sale of firewood shall be permitted in the RR Zone in accordance with the following criteria:

- a. The applicant must reside on the parcel;
- b. The parcel must contain a minimum lot size of 2 acres;
- c. No additional driveway curb cuts shall be permitted to serve the operation;
- d. Access from the public street shall have adequate line of sight for customers entering and exiting the site;
- e. An off-street loading area must be available to customers for picking up firewood;
- f. No processing operations shall be conducted within 50' of a property line;
- g. No storage of materials, equipment or supplies shall be located within the front yard, except for firewood sold at a farmstand, or within the required rear or side yards of the parcel;
- h. Operations are limited to being conducted by the resident of the property and no more than 1 non-resident or non-family employee;
- i. Operations shall comply with the Manchester Noise Ordinance;
- j. The applicant shall submit a plan and/or narrative to the Zoning Enforcement Officer to demonstrate compliance with the above.

The purpose of this application is to provide for specific regulatory authority for a property owner to engage in the processing and sale of firewood upon property located in the RR Zone. The Applicant maintains that the proposed use is similar to nurseries, sale of Christmas Trees and other agricultural uses that are permitted within the RR Zone. A number of the proposed criteria for approval are similar to restrictions contained in the Zoning Regulations for Agrotourism – Low Impact, Accessory Dwelling Units and Home Occupations, all uses also permitted in the RR Zone. These conditions will ensure that the accessory use does not result in negative impacts to neighboring properties.

**TOWN OF MANCHESTER
PLANNING DEPARTMENT**

TO: Planning and Zoning Commission

FROM: Renata Bertotti, Deputy Director of Planning *RB*

DATE: May 27, 2026

RE: Rosemarie P. Chirico – ZC-0006-2026
Zone Change From RAA to RR - 571 Porter Street and westerly portion of 599 Porter Street

Introduction

The applicant is requesting a zoning district change from Residence AA (RAA) to Rural Residence (RR) for the properties located at the above-referenced addresses. Together, the two parcels comprise approximately 12.9 acres, including 2.23 acres at 571 Porter Street and 10.7 acres at 599 Porter Street.

According to Town records, 571 Porter Street contains a single-family residence constructed in 1955. The property at 599 Porter Street contains a single-family residence and a horse barn, both dating to the 1940s. The 599 Porter Street parcel is currently split-zoned between RR and RAA, with the zoning boundary bisecting both the parcel and the existing residence. The existing horse barn appears to be located within the RAA portion of the property, while the residence is situated partially within the RR zone and partially within the RAA zone.

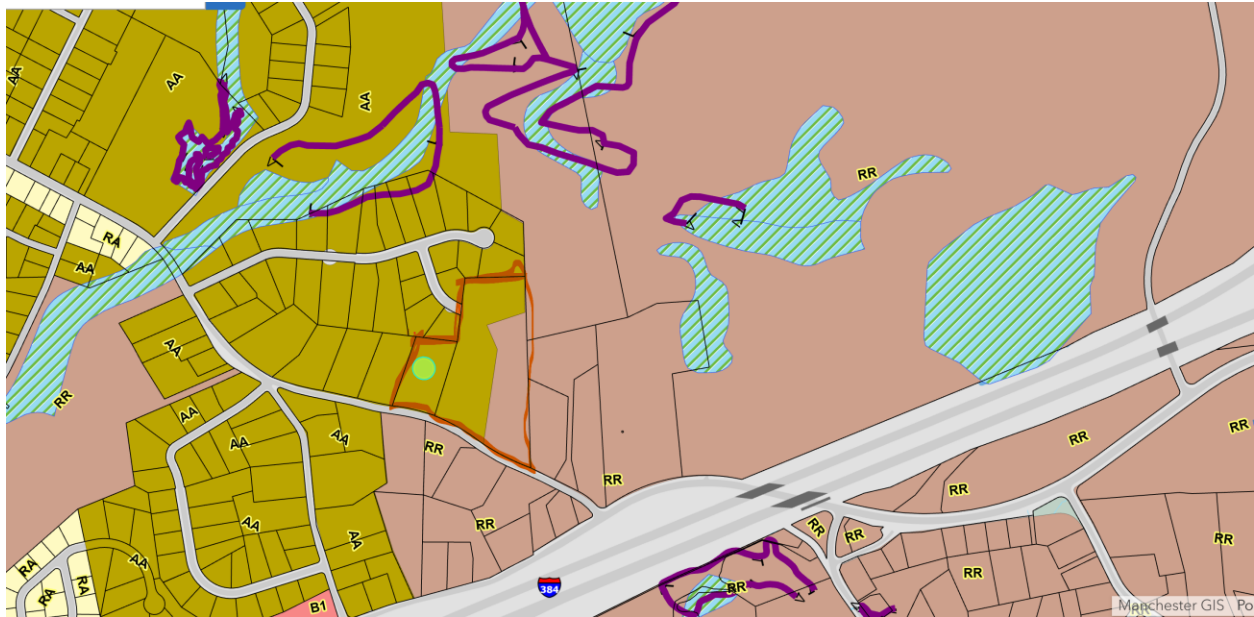
Background information on previous request for zone change

In December 2012, the Planning and Zoning Commission denied a prior request to rezone the same area described above. Review of the meeting minutes indicates that the Commission at that time did not consider the location appropriate for agricultural uses. The Commission further determined that an intensification of agricultural activity at this location would not be compatible with the surrounding residential neighborhood or with the then-current Plan of Conservation and Development, which designated the area for low-density residential development.

Relationship to surrounding zoning

Town records indicate that the zoning boundary in this area has remained unchanged since August 1945. Prior to that time, the area was classified as “Rural.”

As illustrated on the zoning map <https://ecode360.com/MA2034/document/753199706.pdf>, properties to the east and south are zoned RR, while properties to the west and north are zoned RAA.



Surrounding land uses are predominantly residential in character, with the exception of nearby Town-owned protected open space.

Attached for the Commission's review are the Principal and Accessory Use Summary Tables for the Rural Residence (RR) and Residence AA (RAA) zoning districts. As discussed during the prior regulation amendment application, the apparent intent of the proposed zoning map amendment is to facilitate the proposed accessory wood processing and sales operation. However, if the requested zone change is approved, the properties would thereafter be subject to all uses permitted within the RR zoning district, not solely the proposed operation.

Since this is an existing farm, the definition of Agriculture may be pertinent:

“Agriculture: The primary production of products of the soil, involving the cultivation of the land and the raising and harvesting of these products, including, but not limited to, nurseries, horticulture, forestry, livestock, and poultry, as further defined by Connecticut General Statutes Section 1-1(q). May include structures accessory and incidental to agricultural use including barns, silos, greenhouses, solar and energy conservation equipment, and other out-buildings.”

The Commission can also review the other use definitions as per your own interest.

Relationship to the Town Plan of Conservation and Development

In evaluating the proposed zoning map amendment, the Commission should consider the proposal's consistency with the goals and policies of the Town's Plan of Conservation and Development, Manchester NEXT (POCD).

The 2023 Manchester NEXT POCD Conservation and Growth Map designates the Rural Residence area, and potentially the entirety of 599 Porter Street, as Reserved Conservation. The parcel at 571 Porter Street is designated Limited Growth.

The POCD describes Reserved Conservation areas as follows:

Reserved Conservation is described as: These areas are open or cultivated land with minimal physical development. These include agricultural lands, wooded areas, and meadows. Lands in this Sector that have environmental, cultural, or ecological value should be considered for protection, and could eventually move into C-1. Some single-family, large-lot homes are present with either wooded or landscaped lots. Agricultural buildings and outbuildings such as barns and farm stands are common, as are prime agricultural soils. Open spaces, such as parks, cemeteries, and playgrounds, are included.

Limited Growth is described as: Areas developed with low- to medium-density neighborhoods that should remain “as is.” These neighborhoods are defined by conventional suburban development patterns of primarily detached single family houses, with some single-family attached houses, small multi-family, commercial, educational, and civic uses. There may be some limited opportunities for infill in this sector, which should be at a scale and character compatible with surrounding development.

For the Commission’s Consideration

When acting on a proposed zone change, the Commission is required under the Connecticut General Statutes to consider the Town’s Plan of Conservation and Development and to state on the record its findings regarding the proposal’s consistency with the Plan.

In addition, the Commission should review the attached use tables for the RR and RAA zoning districts in order to evaluate the differences in permitted and accessory uses, and to assess any potential impacts the proposed zoning change may have on surrounding properties and neighborhoods.

RB

Attachment

R:\Planning\PZC\2026\06 - June 01\ZC-0006-2026 (Chirico ZC) - Memo.docx

Section 4. Principal Use Summary Tables

4.1 Principal Uses: Residential Zones

The table below indicates the permitted principal uses in Manchester by residential zone. Uses are permitted (P), require Site Plan approval (SP), or are allowed by Special Exception (SE). A "permitted use" in a residential zone is a legal use of land and buildings that does not require approval or authorization by the Planning and Zoning Commission or Zoning Board of Appeals. Uses prohibited within a zone are identified by a dash (—).

See [Section 18](#) for plan and permit application requirements. In addition to the permit requirements identified below, see [Section 6](#) and other applicable sections for regulations specific to the uses identified below.

Use	RR	AA	RA	RB	RC	RM	PRD ¹	EHD
Adult Day Care Center	SE	SE	SE	SE	SE	—	SE	—
Agriculture	P	—	—	—	—	—	—	—
Assisted Living Facility	—	—	—	—	—	—	—	SP
Bed & Breakfast	SE	SE	—	—	—	—	—	—
Cemetery	SE	—	—	—	—	—	—	—
Child Care Center	SE	SE	SE	SE	SE	—	SE	—
Community Residence	P	P	P	P	P	P	P	—
Congregate Housing	—	—	—	—	—	—	—	SP
Continuing Care Retirement Community	—	—	—	—	—	—	—	SP
Convalescent Home	—	—	—	—	—	—	—	SP
Educational Institution or Facility	SE	SE	SE	SE	SE	—	SE	—
General Office	—	—	—	—	SE	—	—	—
Golf Course	SE	—	—	—	—	—	—	—
Group Child Care Home	SE	SE	SE	SE	SE	—	SE	—
Horse Farm or Stable	P	—	—	—	—	—	—	—
Hospital	SE	—	—	P	P	—	—	—
Independent Living Facility	—	—	—	—	—	—	—	SP
Library	—	P	P	P	P	—	P	—
Medical Clinic	SE	—	—	—	—	—	—	—
Membership Organization	P	—	—	P	P	—	—	—
Municipal Building or Facility	P	P	P	P	P	P	P	—
Municipal Park or Playground	P	P	P	P	P	P	P	—
Nursery	P	P	P	P	P	—	—	—
Place of Worship	SE	SE	SE	SE	SE	—	SE	—
Public Utility Building or Structure	SE	SE	SE	SE	SE	P	P	—
Residential Conversion to Office	—	—	—	—	SE	—	—	—
Residential, Multi-Family	—	—	—	SE	SE	P	P	—
Residential, Senior Multi-Family	—	—	—	—	—	—	—	SP
Residential, Single-Family	P	P	P	P	P	P	P	—
Residential, Two-Family	—	SE	SE	P	P	P	P	—

Use	RR	AA	RA	RB	RC	RM	PRD ¹	EHD
School Building Conversion to Residential	SE	SE	SE	SE	SE	—	—	—
Senior Housing Development	—	—	—	—	—	—	P	SP
Single-Family Conversion to Multi-Family	—	—	—	SE	SE	—	—	—
Single-Family Conversion to Two-Family	SE	SE	SE	SE	SE	—	—	—
Veterinary Clinic	SE	—	—	—	—	—	—	—
Wireless Telecommunications Facility	SE	SE	SE	SE	SE	—	SE	—
1. Changes to site layout require Site Plan approval (SP), regardless of whether the use is permitted (P).								

4.2 Principal Uses: Commercial, Industrial Zones, and Mixed-Use Zones

The table below indicates the permitted principal uses in Manchester by commercial and industrial zones. Uses are permitted (P), require Site Plan approval (SP), or are allowed by Special Exception (SE). Uses prohibited within a zone are identified by a dash (—). All Special Exceptions shall also require a Site Plan.

See Section 18 for plan and permit application requirements. In addition to the permit requirements identified below, see Section 6 and other applicable sections for regulations specific to the uses identified below.

Use	B1 ¹	B2 ¹	B3 ¹	B5 ¹	CBD ¹	GB ¹	NB ¹	SDC ^{1,2}	H-SM	H-FM	FBZ ³	CUD ⁶	IND
Adult Day Care Center	SE	SE	SE	—	—	SE	SE	—	SE	—	SE	SE	—
Adult-Oriented Establishment	—	—	—	—	—	—	—	—	—	—	—	—	SE
Assisted Living Facility	—	—	—	—	SE	—	—	—	SP	—	—	P	—
Auction Gallery	—	—	—	—	—	—	—	—	—	—	SE	—	—
Auto Sales	—	SE	SE	SE	—	SE	—	—	—	—	—	—	SE
Auto Service	—	SE	SE	SE	—	SE	—	—	—	—	—	—	SE
Bank	P	P	P	P	P	P	P	P	SP	—	P	P	—
Banquet Hall	—	—	—	—	—	—	—	—	—	—	—	SE	SE
Bed & Breakfast	—	—	—	—	—	—	—	—	—	SE	—	—	—
Brewery or Distillery	—	—	—	—	SE	—	—	—	SE	—	—	—	P
Broadcasting or Recording Studio	—	P	P	—	—	P	—	—	—	—	SP	P	P
Bulk Oil Storage	—	—	—	—	—	—	—	—	—	—	—	—	SE
Cannabis Cultivator or Micro-Cultivator	—	—	—	—	—	—	—	—	—	—	—	SE	SE
Cannabis Retailer, Hybrid Retailer, or Dispensary	—	—	—	—	—	SE	—	—	—	—	—	SE	—
Cannabis Transporter	—	—	—	—	—	—	—	—	—	—	—	—	SE
Car Wash	—	SE	SE	SE	—	SE	—	—	—	—	—	—	—
Child Care Center	SE	SE	SE	—	—	SE	SE	—	SE	—	SE	SE	SE
Conference Center	—	—	—	—	—	—	—	—	—	—	SP	SE	—

Section 5. Accessory Use Summary Tables

5.1 Accessory Uses: Residential Zones

The table below indicates the permitted accessory uses in Manchester by residential zone. Uses are permitted (P) or are allowed by Special Exception (SE). A "permitted use" in a residential zone is a legal use of land and buildings that does not require approval or authorization by the Planning and Zoning Commission or Zoning Board of Appeals. Uses prohibited within a zone are identified by a dash (—). All Special Exceptions shall also require a Site Plan.

See Section 18 for plan and permit application requirements. In addition to the permit requirements identified below, see Section 7 and other applicable sections for regulations specific to the uses identified below.

Accessory Use	RR	AA	RA	RB	RC	RM	PRD ¹	EHD
Accessory Building or Structure	P	P	P	P	P	P	P	P
Accessory Child Care Center	P	P	P	P	P	—	P	P
Accessory Dwelling Unit	P	P	P	P	P	—	P	P
Accessory Retail	—	—	—	—	—	—	—	P
Adult Day Care Center	—	—	—	—	—	—	—	P
Agritourism - High Impact	SE	—	—	—	—	—	—	—
Agritourism - Low Impact	P	—	—	—	—	—	—	—
Antennae or Dish	P	P	P	P	P	P	P	P
Caretaker Dwelling	P	—	—	—	—	—	—	P
Carnival, Circus, or Exposition	SE	SE	SE	SE	SE	SE	—	P
Christmas Tree Sales	P	—	—	—	—	—	—	—
Community Building	—	—	—	—	—	—	P	P
Electric Vehicle Charging Station	P	P	P	P	P	P	P	P
Family Child Care Home	P	P	P	P	P	P	P	P
Family Resource Center	P	—	—	—	—	—	—	—
Farmstand	P	P	P	P	P	—	P	P
Fence	P	P	P	P	P	P	P	P
Health and Therapeutic Care Facility	—	—	—	—	—	—	—	P
Hobby Auto Restoration	P	P	P	P	P	P	P	P
Hobby Kennel	P	P	P	P	P	—	P	—
Home Occupation	P	P	P	P	P	P	P	P
Keeping of Bees	P	—	—	—	—	—	—	—
Keeping of Hens	P	P	P	P	P	—	P	—
Keeping of Horses	P	—	—	—	—	—	—	—
Keeping of Livestock	P	—	—	—	—	—	—	—
Keeping of Pigeons	P	—	—	—	—	—	—	—

Accessory Use	RR	AA	RA	RB	RC	RM	PRD ¹	EHD
Keeping of Rabbits	P	—	—	—	—	—	—	—
Off-Street Parking	P	P	P	P	P	P	P	P
Outside Parking or Storage of Boats	P	P	P	P	P	P	P	P
Outside Recreational Vehicle Parking	P	P	P	P	P	P	P	P
Playground Equipment	P	P	P	P	P	P	P	P
Renting of Rooms	P	P	P	P	P	—	—	—
Signs	P	P	P	P	P	P	P	P
Solar Energy System	P	P	P	P	P	P	P	P
Sports Court	P	P	P	P	P	P	P	P
Swimming Pool	P	P	P	P	P	P	P	P
Tag Sale	P	P	P	P	P	P	P	P
Wireless Telecommunications Antenna	P	P	P	P	P	P	P	P
1. Changes to site layout require Site Plan approval (SP), regardless of whether the use is permitted (P).								

5.2 Accessory Uses: Commercial, Industrial, and Mixed-Use Zones

The table below indicates the permitted accessory uses in Manchester by commercial and industrial zone. Uses are permitted (P) or allowed by Special Exception (SE). Uses prohibited within a zone are identified by a dash (—). All Special Exceptions shall also require a Site Plan.

See [Section 18](#) for plan and permit application requirements. In addition to the permit requirements identified below, see [Section 7](#) and other applicable sections for regulations specific to the uses identified below.

Accessory Use	B1	B2	B3	B5	CBD	GB	NB	SDC ⁴	H-SM	H-FM	FBZ	CUD ³	IND
Accessory Alcohol Sales	P ²	P	P	P	P	P	P ²	P	P	—	P	P	P ²
Accessory ATM	—	—	—	—	—	—	—	—	—	—	SE	—	—
Accessory Building or Structure	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory Child Care Center	—	—	—	—	—	—	—	—	—	—	—	SE	P
Accessory Dwelling Unit	—	—	—	—	—	—	—	—	—	P	P	—	—
Accessory Office	—	—	—	—	—	—	—	—	P	P	—	—	—
Accessory Retail	—	—	—	—	—	—	—	—	—	—	P	—	—
Adult Day Care Center	—	—	—	—	—	—	—	—	—	—	—	—	—
Antennae or Dish	P	P	P	P	P	P	P	—	P	P	—	P	P
Carnivals, Circuses, and Expositions	SE	SE	SE	SE	SE	SE	SE	—	—	—	—	SE	SE

**TOWN OF MANCHESTER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**

TO: Planning & Zoning Commission

FROM: David Laiuppa, Environmental Planner/Wetlands Agent

DL

DATE: May 27, 2026

RE: Transfer Enterprises Inc – 140 Progress Drive
Inland Wetlands Permit (IWP-0030-2026); Special Exception Modification (PSE-0048-2026)

Introduction

The applicant, Transfer Enterprises Inc, is requesting approval of a wetland permit and a special exception modification for the construction of a new detached accessory structure at 140 Progress Drive.

Project Description

This application is for the construction of a new 50-foot by 70-foot detached accessory structure, ramp, and stormwater infiltration system at an existing commercial/industrial property located at 140 Commerce Drive.

The proposed structure will be used exclusively for cold storage of company-owned assets. The proposed building will have a slab foundation with piers. In addition to the building, the applicant proposes to construct a bituminous ramp leading up to the building and an underground stormwater infiltration system. The applicant has not provided dimensions for the bituminous ramp or the stormwater infiltration system.

Inland Wetlands Permit

Permanent site impacts from the proposed project include the construction of a new 50-foot by 70-foot detached accessory structure, ramp, and stormwater infiltration system. All of the proposed project elements will be within the 100-foot upland review area of an unnamed watercourse and associated wetland.

It is anticipated that the proposed project will have direct impacts to **0 acres of wetlands and 0.26 acres of upland review area**. [NOTE: These numbers are provided by the applicant.]

Determination of Significance

At its meeting on May 18, 2026, the Commission determined that the proposed project **will not have** a significant impact on inland wetlands and therefore does not require a public hearing.

Issuance of Wetland Permit

After considering all relevant facts and circumstances, and in accordance with Section 5.3 of the Inland Wetlands and Watercourses Regulations, the Commission may approve this application as filed; grant it upon other terms, conditions, limitations, or modifications of the regulated activities as they deem appropriate; or deny it.

In evaluating applications in which the Agency relied in whole or in part on information provided by the applicant, if such information subsequently proves to be false, deceptive, incomplete or inaccurate, the permit may be modified, suspended or revoked.

Special Exception Modification Consideration

The Commission should consider whether the proposed project meets the special exception criteria outlined in **Article VI, Section 18.10.3** of the Zoning Regulations.

Staff Review

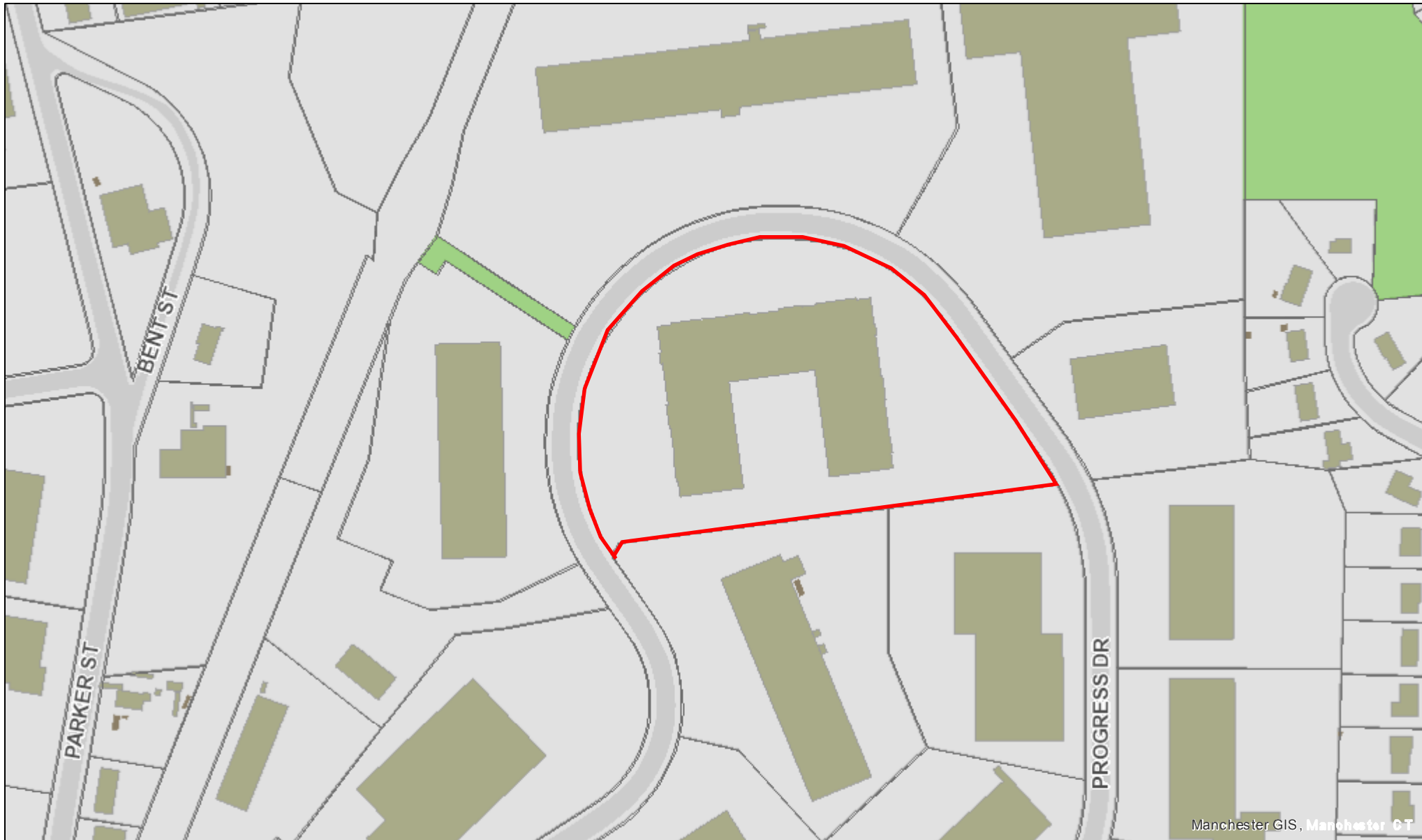
Town staff have reviewed the plans and documents submitted with the application and there are no outstanding comments related to the application.

dl/kw

R:\Planning\PZC\2026\06 - June 01\Packet\IWP-0030-2026; PSE-0048-2026 (140 Progress Dr)\IWP-0030-2025; PSE-0048-2026 (140 Progress Dr) - Memo.docx

Attach.

140 Progress Drive



Manchester GIS, Manchester CT



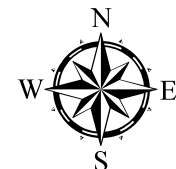
Town of Manchester, CT

DISCLAIMER: This map is compiled from other maps, deeds, dimensions and other sources of information. Not to be construed as accurate surveys and subject to final changes as a more accurate survey may disclose.

NOTES: Original planimetric and topographic data were compiled by stereophotogrammetric methods from photography dated April 1999 in accordance with ASPR accuracy standards for 1 inch = 40ft large scale Class I mapping. The updating of the GIS data is performed by the GIS/Maps & Records Unit on a continual basis utilizing the best and most appropriated sources available.

1 inch = 250 feet

Author:



Date: 5/6/2026

SURVEY NOTES:

1.) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 29, 2019. IT IS A LIMITED PROPERTY/BOUNDARY IMPROVEMENT LOCATION SURVEY MAP BASED ON A RESURVEY CONFORMING TO HORIZONTAL SURVEY ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY T-D. THE INTENT OF THIS MAP IS TO DEPICT THE LOCATION OF THE EXISTING IMPROVEMENTS SHOWN WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.

2.) PROPERTY IS LOCATED IN AN INDUSTRIAL ZONE.

3.) BEARINGS AND COORDINATES SHOWN ARE BASED ON NAD 83 DATUM. VERTICAL DATUM IS BASED ON TOWN OF MANCHESTER CONTROL NETWORK NGVD 88 USING GEOID 98. STARTING SURVEY CONTROL POINTS WERE TOWN OF MANCHESTER CONTROL POINT 756 NORTHING 854160.408 EASTING 1,050,334.229 ELEVATION 137.12 AND CONTROL POINT 757 NORTHING 855,800.888 EASTING 1,050,834.707 ELEVATION 134.97.

4.) TOPOGRAPHY SHOWN WAS TAKEN FROM TOWN OF MANCHESTER GIS DATA.

5.) EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND WERE TAKEN FROM INFORMATION PROVIDED BY THE TOWN OF MANCHESTER ENGINEERING DEPARTMENT.

6.) THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE A PER FIRM FLOOD INSURANCE RATE MAP 09003C0382F EFFECTIVE SEPTEMBER 26, 2008.

7.) THE PROPERTY IS NOT SHOWN AS AN AREA OF STATE AND FEDERAL LISTED SPECIES & SIGNIFICANT COMMUNITIES ON THE CURRENT CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION BUREAU OF NATURAL RESOURCES WILDLIFE DIVISION NATURAL DIVERSITY DATA BASE JUNE 2025 MAPPING.

8.) THE PROPERTY IS TOGETHER WITH AN EASEMENT AGREEMENT RECORDED IN VOLUME 544 AT PAGE 157 OF THE TOWN OF MANCHESTER LAND RECORDS

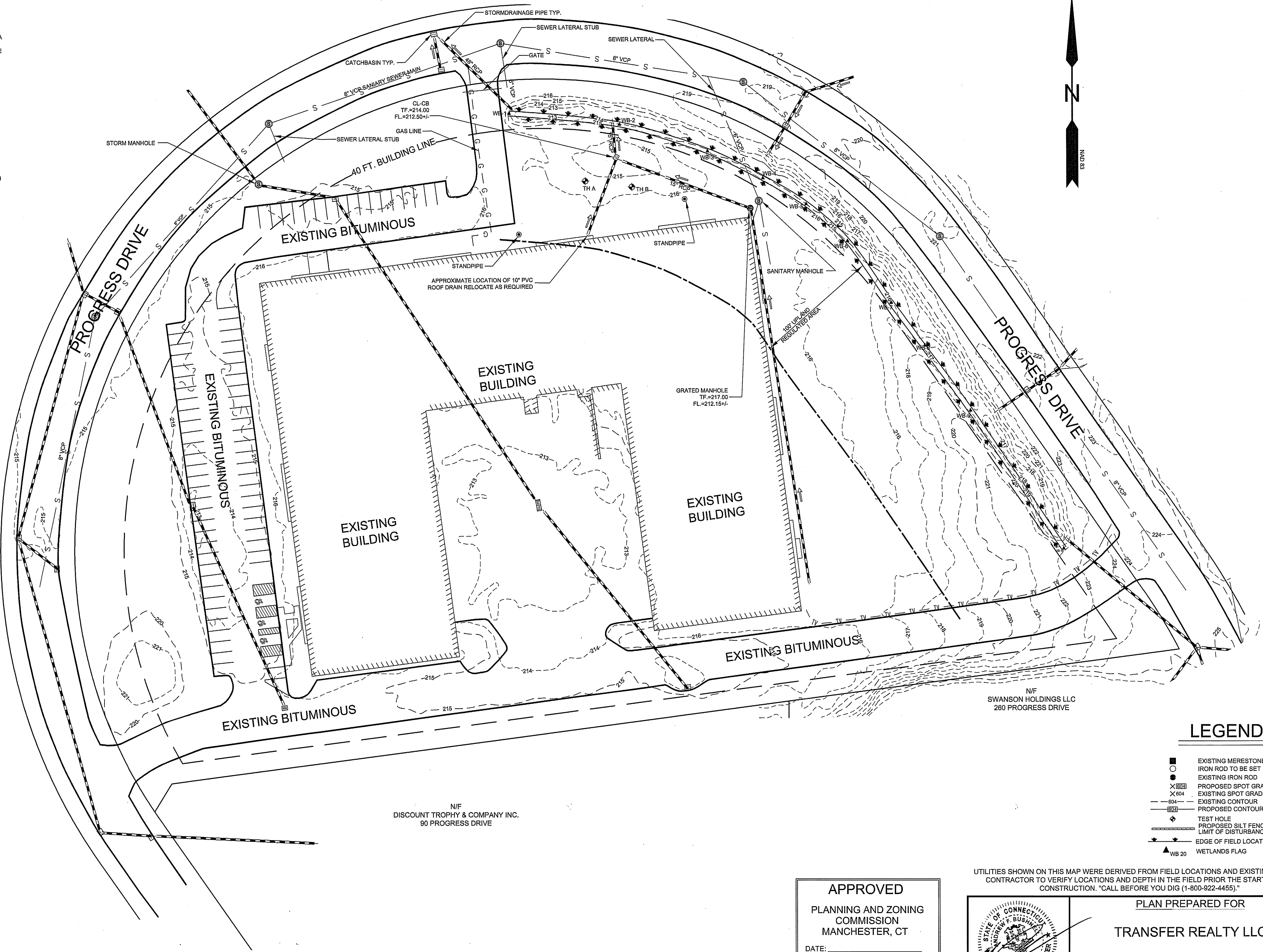
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10.) THE PROPERTY IS TOGETHER WITH AN EASEMENT TO USE IN COMMON WITH OTHERS A PUMP STATION AND FORCED SEWER MAIN FILED IN VOLUME 685 AT PAGE 272 OF THE TOWN OF MANCHESTER LAND RECORDS AND MODIFIED BY AGREEMENT RECORDED IN VOLUME 675 AT PAGE 322 OF THE TOWN OF MANCHESTER LAND RECORDS.

11.) INLAND WETLAND BOUNDARIES SHOWN WERE FIELD DELINEATED BY RICHARD ZULICK CERTIFIED SOILS SCIENTIST AND FIELD LOCATED BY BUSHNELL ASSOCIATES LLC.

MAP REFERENCES:

1.) SUBDIVISION PLAN MANCHESTER INDUSTRIAL PARK PROPERTY OF GREEN MANOR CONST. CO. MANCHESTER, CONN. IGOR VECHESLOFF PROFESSIONAL ENGINEER & LAND SURVEYOR 51 LORRAINE STREET HARTFORD, CONNECTICUT SCALE 1"=100' DATE 12-14-71 DRAWING NO. 1 OF 1



LEGEND

- EXISTING MERESTONE
- IRON ROD TO BE SET
- EXISTING IRON ROD
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
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- EDGE OF FIELD LOCATED WETLANDS
- WETLANDS FLAG

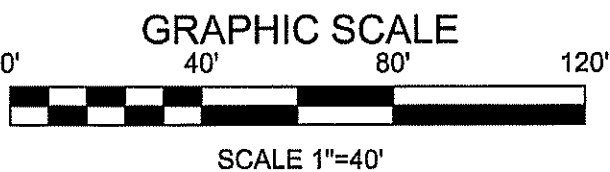
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APPROVED
PLANNING AND ZONING
COMMISSION
MANCHESTER, CT
DATE: _____
SIGNED: _____

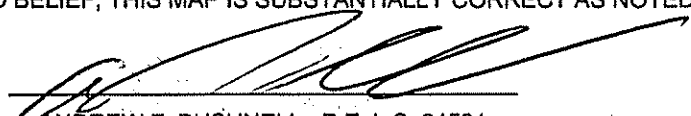
THE WETLAND SOILS ON THIS MAP WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CT PA 72-158 AS AMENDED BY PA 73-571 AND ARE SUBSTANTIALLY ACCURATELY REPRESENTED ON THIS PLAN.

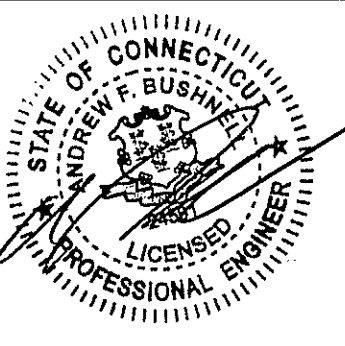
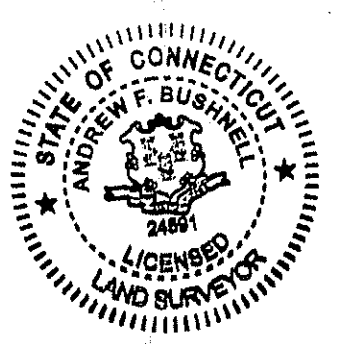

RICHARD ZULICK
CERTIFIED SOIL SCIENTIST

1/30/2025
DATE



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.


ANDREW F. BUSHNELL, P.E. L.S. 24591
THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

	PLAN PREPARED FOR TRANSFER REALTY LLC			
	140 PROGRESS DRIVE		MANCHESTER, CT.	
	EXISTING CONDITIONS PLAN			
	SCALE: 1"=40'	DATE: 12/10/2025	FILE NO. 2024-61	SHEET: 1 OF 2
BUSHNELL ASSOCIATES LLC. CIVIL ENGINEERING AND LAND SURVEYING 563 WOODBRIDGE STREET MANCHESTER, CT. 06042 860-643-7875				
REVISIONS: 4/27/2026 TOWN STAFF COMMENTS				

SURVEY NOTES:

- 1.) THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES "MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC. ON AUGUST 29, 2019. IT IS A LIMITED PROPERTY/BOUNDARY IMPROVEMENT LOCATION SURVEY MAP BASED ON A RESURVEY CONFORMING TO HORIZONTAL SURVEY ACCURACY CLASS A-2 AND TOPOGRAPHIC ACCURACY T-D. THE INTENT OF THIS MAP IS TO DEPICT THE LOCATION OF THE EXISTING IMPROVEMENTS SHOWN WITH RESPECT TO THE APPLICABLE MUNICIPAL OR STATUTORY REQUIREMENTS.
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CONSTRUCTION NOTES:

- 1.) OWNER OR CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- 2.) OWNER OR CONTRACTOR TO VERIFY ALL DIMENSIONS AND INFORMATION CONTAINED ON THIS PLAN PRIOR TO THE START OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION.
- 3.) ALL PROPOSED UTILITIES LOCATIONS SHALL BE APPROVED BY THE LOCAL UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.

EROSION CONTROL CONSTRUCTION SEQUENCE PLAN HOUSE LOT DEVELOPMENT

NOTE: ALL EROSION CONTROL ACTIVITIES SHALL CONFORM TO THE METHODS OUTLINED IN THE CONNECTICUT GUIDELINES FOR EROSION AND SEDIMENT CONTROL MANUAL.

- 1.) COORDINATE MARKING OF LIMITS OF DISTURBANCE BY A LICENSED LAND SURVEYOR. SUPPLY TOWN EROSION CONTROL OFFICER WITH A LETTER FROM THE SURVEYOR CERTIFYING THE LIMITS OF DISTURBANCE WERE MARKED IN ACCORDANCE WITH THE APPROVED PLAN.
- 2.) CLEAR TREES AS REQUIRED.
- 3.) PRIOR TO SOIL DISTURBANCE INSTALL EROSION CONTROL MEASURES, SILT FENCE AND ANTI-TRACKING PAD (SEE PLAN DETAILS AND LOCATIONS). ADDITIONAL MEASURES MAY BE REQUIRED AS SITE CONDITIONS REQUIRE. COORDINATE AN INSPECTION OF INSTALLED MEASURES WITH THE EROSION CONTROL OFFICER. SUPPLY THE TOWN EROSION CONTROL OFFICER WITH THE NAME AND PHONE NUMBER OF A CONTACT PERSON RESPONSIBLE FOR THE EROSION CONTROL MEASURES.
- 3.) PERIODICALLY AND AFTER LARGE RAIN EVENTS INSPECT EROSION CONTROL MEASURES AND REPAIR AS NECESSARY.
- 4.) GRUB AND STRIP TOPSOIL. STOCKPILE TOPSOIL IN AREAS INDICATED ON THE APPROVED PLAN.
- 5.) CONSTRUCT AND STABILIZE DRIVEWAY.
- 6.) CONSTRUCT PROPOSED BUILDING AND OTHER IMPROVEMENTS AS SHOWN.
- 7.) SPREAD STOCKPILED TOPSOIL. MACHINE RAKE, FERTILIZE, SEED AND MULCH DISTURBED AREAS. USE GRASS SEED THAT IS ACCEPTABLE FOR THE SITE CONDITIONS (I.E. SUN OR SHADE) AND THE SEASON OF THE YEAR IN WHICH THIS ACTIVITY IS COMPLETED. PROVIDE TEMPORARY STABILIZATION OF THE SITE (I.E. STRAW OR HAY ETC.) IF THE TOPSOIL IS SPREAD DURING A TIME OF YEAR WHEN GRASS SEED WILL NOT GERMINATE. PROVIDE PERMANENT STABILIZATION WHEN WEATHER CONDITIONS ALLOW.
- 8.) REMOVE EROSION CONTROL MEASURES AFTER THE SITE HAS BECOME FULLY ESTABLISHED.
- 9.) ANY EXISTING DISTURBED AREAS MUST BE SEEDED WITH PERMANENT OR TEMPORARY GROUND COVER AND MULCHED BY OCTOBER 15.
- 10.) DEWATERING OPERATIONS, IF REQUIRED, SHALL UTILIZE A CRUSHED STONE INTAKE SUMP AND A TEMPORARY OUTLET SILT POOL LOCATED WITHIN THE LIMITS OF DISTURBANCE.

SITE SEEDING NOTES:

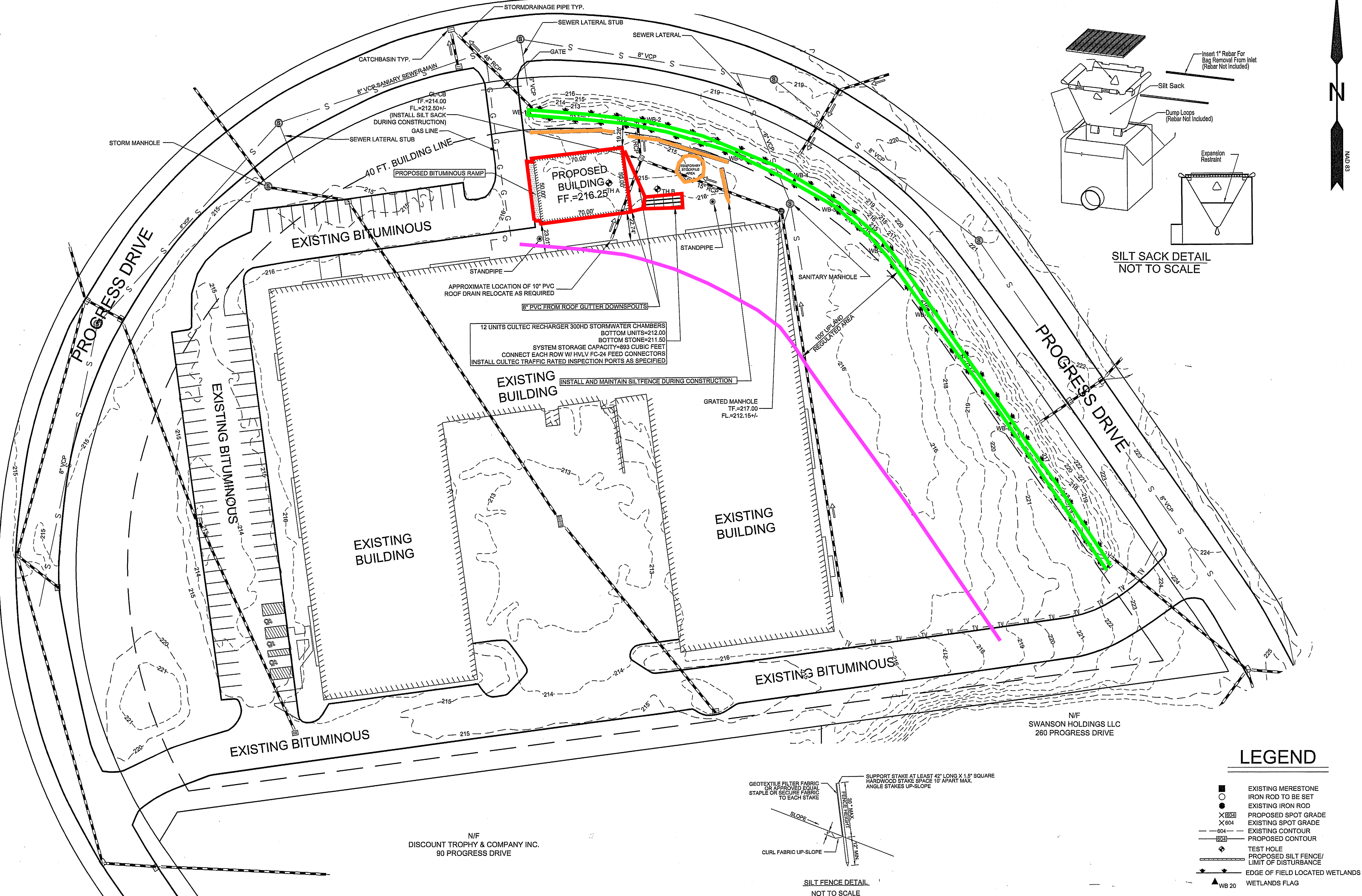
PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. INSTALL SEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS AS REQUIRED. APPLY LIMESTONE AT A RATE OF 2 TONS/AC. OR 90 LBS./1000 SQ.FT. FERTILIZE WITH 10-10-10 AT A RATE OF 300 LBS./AC. OR 7.5 LBS. PER 1000 SQ.FT. WORK LIME AND FERTILIZER INTO SOIL UNIFORMLY TO A DEPTH OF 4".

SEED APPLICATION: APPLY SEED MIXTURE FROM THE CHART BELOW BY HAND, CYCLONE SEEDER OR HYDRO SEEDER. INCREASE BY 10% IF HYDRO SEEDER IS USED. LIGHTLY DRAG OR ROLL THE SEEDED SURFACE TO COVER SEED. SEEDING SHOULD BE DONE BETWEEN THE TIMES SHOWN ON THE CHART BELOW. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE BELOW UNTIL SEEDING CAN TAKE PLACE.

MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEED SURFACE WITH STRAW OR HAY AT A RATE OF 2 TO 3 TONS/AC. SPREAD MULCH BY HAND OR MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE WITH A TRACK MACHINE OR DISK HARROW SET STRAIGHT UP. IF USING HYDRO SEED MIX USE TACTIFIER ADDITIVES TO ADHERE MULCH MATERIAL TO THE SURFACE.

SEED SELECTION:	LB/1000 SQ. FT.	SEED MIXTURE	RECOMMENDED SEEDING DATES
PERMANENT LAWN	0.45	KENTUCKY BLUEGRASS	4/1-6/15
	0.45	CREeping RED FESCUE	8/15-10/1
	0.10	PERENNIAL RYEGRASS	
SLOPES & COARSE LAWN	0.45	CREeping RED FESCUE	4/1-6/15
	0.05	RED TOP	8/15-10/1
	0.45	TALL FESCUE	
SLOPES (NO MOWING)	1.8	CREeping RED FESCUE	4/1-6/15
	0.2	RED TOP	8/15-10/1
TEMPORARY COVER	3.0	WINTER RYE	4/15-6/15, 8/15-10/15
	OR		
	1.0	ANNUAL RYEGRASS	3/1-6/15, 8/1-10/15

IF SEED IS PLANTED OUTSIDE THE RECOMMENDED SEEDING DATES IRRIGATION MAYBE REQUIRED AT A UNIFORM APPLICATION RATE OF 1 TO 2 INCHES OF WATER APPLIED PER APPLICATION, SOAKING THE GROUND TO A DEPTH OF 4 INCHES.

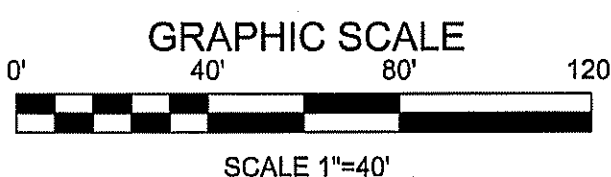


THE WETLAND SOILS ON THIS MAP WERE IDENTIFIED IN THE FIELD USING THE CRITERIA REQUIRED BY CT PA 72-155 AS AMENDED BY PA 73-671 AND ARE SUBSTANTIALLY ACCURATELY REPRESENTED ON THIS PLAN.

RICHARD ZULICK
CERTIFIED SOIL SCIENTIST

1/30/2025

DATE



TEST PITS SEPTEMBER 30, 2025
OBSERVED BY ANDREW BUSHNELL, BUSHNELL ASSOCIATES LLC

TEST HOLE A
0-15" TOPSOIL
15-42" BROWN SAND AND GRAVEL
42-78" BROWN FINE TO COARSE SAND SOME GRAVEL
NO LEDGE
NO SEEPAGE
NO MOTTLING

TEST HOLE B
0-8" TOPSOIL
8-32" BROWN SAND AND GRAVEL
32-84" RED BROWN FINE TO COARSE SAND SOME GRAVEL
NO LEDGE
NO SEEPAGE
POSSIBLE MOTTLING 84"

APPROVED
PLANNING AND ZONING
COMMISSION
MANCHESTER, CT

DATE: _____
SIGNED: _____

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ANDREW F. BUSHNELL, P.E., L.S. 24591
THIS MAP IS NOT VALID UNLESS IT BEARS THE EMBOSSED SEAL OF THE LICENSED LAND SURVEYOR WHOSE REGISTRATION NUMBER AND SIGNATURE APPEAR ABOVE.

LEGEND

- EXISTING MERESTONE
- IRON ROD TO BE SET
- EXISTING IRON ROD
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TEST HOLE
- PROPOSED SILT FENCE/ LIMIT OF DISTURBANCE
- EDGE OF FIELD LOCATED WETLANDS
- WETLANDS FLAG

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PLAN PREPARED FOR

TRANSFER REALTY LLC

140 PROGRESS DRIVE MANCHESTER, CT.

SITE PLAN

SCALE: 1"=40' DATE: 12/10/2025 FILE NO. 2024-61 SHEET: 2 OF 2

BUSHNELL ASSOCIATES LLC.
CIVIL ENGINEERING AND LAND SURVEYING
563 WOODBRIDGE STREET MANCHESTER, CT. 06042
860-643-7875

REVISIONS: 4/27/2026 TOWN STAFF COMMENTS

**TOWN OF MANCHESTER
PLANNING DEPARTMENT**

TO: Planning and Zoning Commission

FROM: Renata Bertotti, Deputy Director of Planning

DATE: May 27, 2026

RE: Hop Brook Bend, LLC (D.B.A. Lost Realm Craft Co.) – 176 Hartford Road
Special Exception Detailed Plan (PSE-0051-2026)

Introduction

The applicant is seeking Special Exception Detailed Plan approval pursuant to Article II, Section 4.2 of the Zoning Regulations to adaptively reuse an existing historic mill building for a brewpub. You have already heard some information related to this proposal back in January 2026. As a reminder, the applicant plans to convert a portion of the first floor of the building to do on-site brewing, provide food service, on-premises consumption, and outdoor seating and there are now some details provided on the signage that is proposed for this brewpub.

The property at 176 Hartford Road contains a historic industrial building constructed circa 1910 and situated on a 1.75-acre parcel. The approximately 27,500-square-foot building is currently vacant and has historically accommodated a variety of commercial and industrial uses, most recently serving as a warehouse, showroom, and office for Winsupply, a plumbing and HVAC supply company.

The applicant proposes to occupy approximately 6,700 square feet on the east side of the building's first floor. Lost Realm Craft Co. anticipates the following hours of operation:

- Monday–Thursday: 4:00 p.m. – 9:00 p.m.
- Friday: 4:00 p.m. – 11:00 p.m.
- Saturday: 12:00 p.m. – 11:00 p.m.
- Sunday: 11:00 a.m. – 8:00 p.m.

As shown on the attached floor plans, the proposal also includes replacing two existing signs and adding one new sign (three total) as part of the site's redevelopment. The summary description and renderings of proposed signs are attached.

Additionally, a 1,800-square-foot outdoor patio area is being proposed. According to the attached Summary/Narrative – Outdoor Patio Area, the patio surface will consist of crushed stone, and the outdoor furnishings will be seasonal and non-permanent. The narrative further indicates that two to four building-mounted light fixtures are proposed to provide patio illumination. Precast concrete barrier blocks wrapped with wood planter box enclosures are

proposed to serve as a safety barrier between the seating area and adjacent drive aisles. The narrative and associated renderings are attached for reference.

Special Exception - Detailed Plan of Development

Building

The proposed brewpub will operate entirely within the existing building footprint, with no expansion of the building envelope. Exterior work will be limited to building signage and the creation of an outdoor seating area. According to the application narrative, these elements will be designed to be compatible with the historic character of the building and surrounding area. No other exterior building modifications are proposed.

Interior improvements will accommodate brewing operations, a kitchen, bar and seating areas, restrooms, and associated back-of-house functions. Please see the attached plans showing the existing building elevations and the proposed brewpub floor layout.

At its meeting of May 21, 2026, the Cheney Brothers National Historic Landmark District Commission reviewed the proposed outdoor seating and signage. The Cheney Commission voted unanimously to endorse the proposed changes and issued generally favorable comments regarding the proposed outdoor seating and signage.

Access and Parking

The site is accessed via an existing driveway from Hartford Road. A second driveway to Prospect Street exists on the west side of the property. The traffic impact narrative indicates that the site will be primarily accessed by vehicles, with limited, if any, walk-in traffic anticipated. Pedestrian movement within the site will continue to utilize existing paved areas, consistent with current conditions. No changes to site circulation, sidewalks, or pedestrian infrastructure are proposed.

The site contains a total of 53 parking spaces serving the entire building, the remainder of which is currently unoccupied. The proposed 6,700-square-foot brewpub, with a seating capacity of 100 patrons and up to five employees on the largest shift, requires 37 parking spaces.

When the property owner, in the future, considers other tenants for this building, he will be able to use provisions of recently adopted Section 16.3 of the zoning regulations, which allows for shared use of the same off-street parking facilities by two or more establishments on the same lot when those uses have different, noncompeting times of operation and the site has sufficient parking capacity.

Traffic

The unauthored traffic impact narrative is attached. It concludes:

“Based on the ITE trip generation data and the characteristics of the proposed use, anticipated traffic volumes are modest and consistent with similar neighborhood-scale

brewery operations. Parking supply exceeds calculated demand, and traffic activity will be distributed across operating hours...

Even if the final seating capacity approved by the Fire Marshal differs from preliminary planning assumptions, traffic impacts are expected to remain minimal. No roadway or pedestrian infrastructure improvements and no formal traffic impact study are warranted.”

Utilities

The building is served by public water and sanitary sewer. As part of the Preliminary Plan review, staff has confirmed that the Town has sufficient capacity to provide domestic water service and accept wastewater flows. Discharge volumes, fats/oils/grease (FOG) management, connection permitting, and fire flow requirements either have been addressed during Detailed Plan review or will be addressed through subsequent permitting processes.

Stormwater Management

The Commission is familiar with the site due to recent approvals for construction of a loading ramp to the second floor of the building. The property owner previously presented minor changes between existing and proposed site conditions, including additional landscaped areas, revised parking striping, and the loading ramp on the east side of the property. These changes result in a small net reduction in paved area.

No additional stormwater management changes are anticipated as a result of the proposed brewpub use. No new parking lot lighting fixtures are proposed.

Staff Comments

Town staff has reviewed the plans and supporting documentation submitted with this application. Following an initial review and subsequent plan revisions, staff has provided final comments to the applicant. Staff will report on these comments to the Commission at the meeting.

rb

Attachments

R:\Planning\PZC\2026\06 - June 01\PSE-0051-2025 (176 Hartford).docx

Revised Project Narrative

The applicant proposes the adaptive reuse of an existing historic mill building located at 176 Hartford Road in Manchester, Connecticut, for a brewpub use incorporating on-site beer production, food service, and on-premises consumption. The project will activate an underutilized industrial structure while preserving its historic character and contributing to the surrounding community.

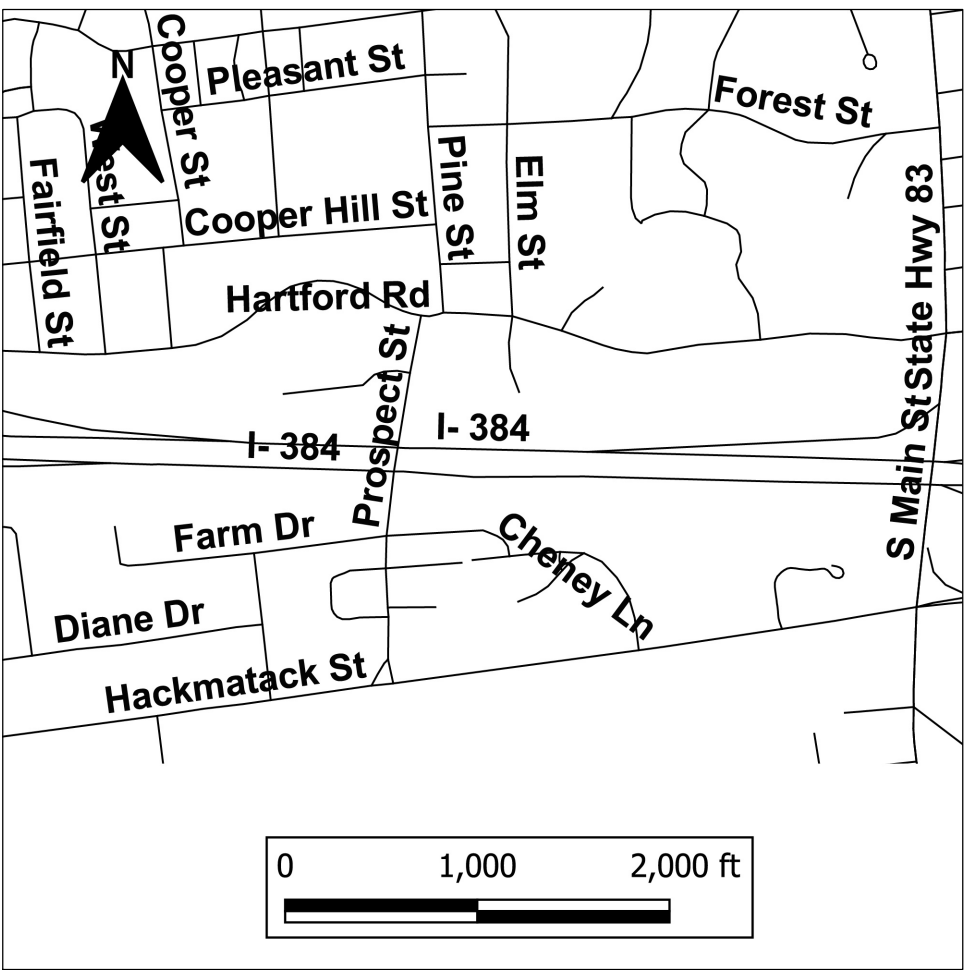
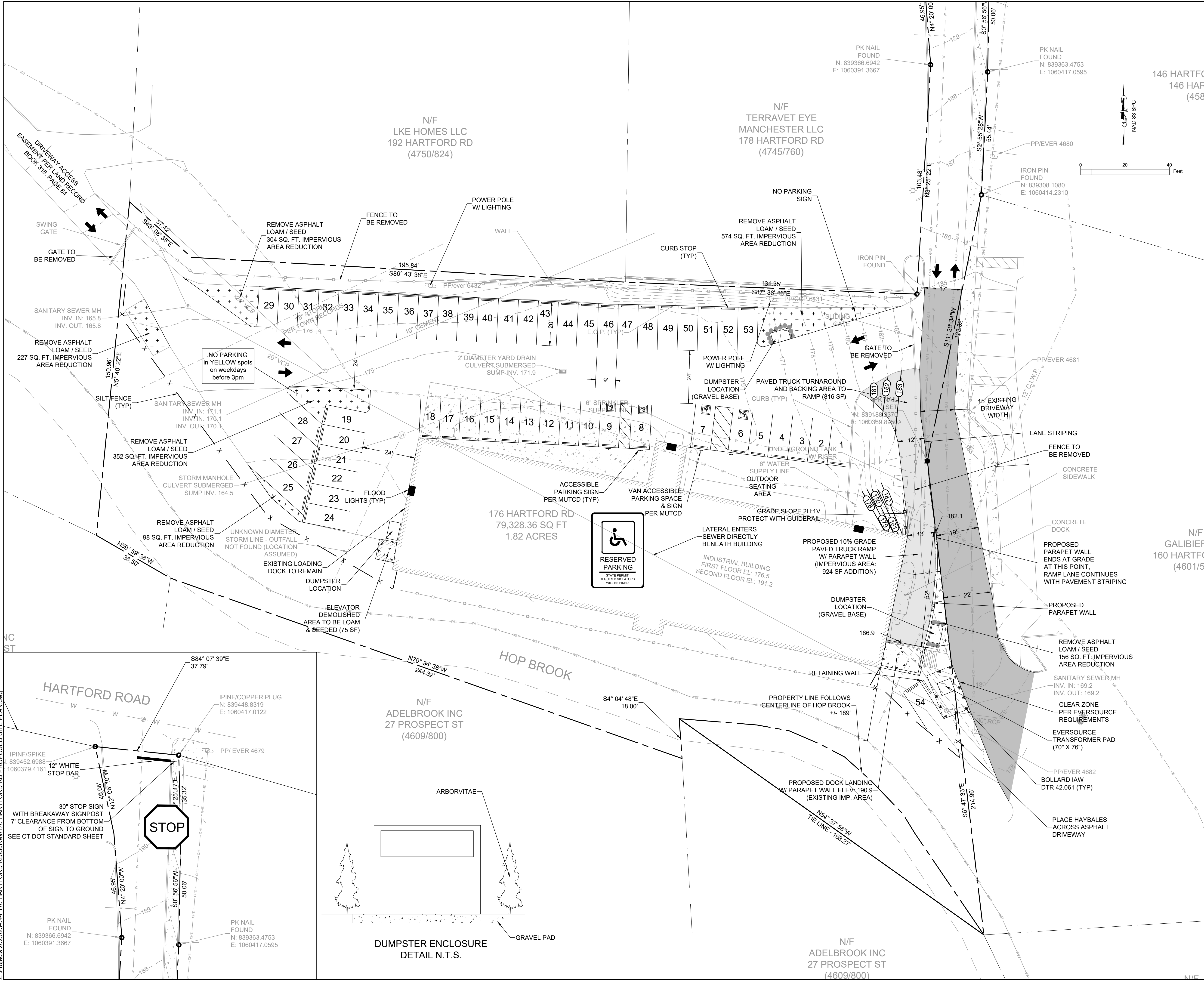
The proposed brewpub will operate entirely within the existing building footprint, with no expansion of the building envelope. Exterior improvements are limited to historically compatible building signage and the creation of an outdoor seating area with appropriate lighting, both designed to complement the architectural character of the building and the surrounding district. No additional exterior building modifications are proposed.

Interior improvements will support brewing operations, a commercial kitchen, bar and seating areas, restrooms, and associated back-of-house functions. The site is served by existing public water and sanitary sewer infrastructure.

All proposed site work is confined to previously disturbed and developed areas and will not result in an increase in impervious coverage. Although wetlands and a watercourse (Hop Brook) are located along the site boundary, no work is proposed within these regulated areas. Appropriate erosion and sedimentation controls and protective measures are identified on the site plans.

A parking plan and traffic analysis have been prepared as part of the Site Development Plan. These materials demonstrate that the proposed use provides parking in excess of zoning requirements and is expected to generate traffic volumes consistent with comparable brewpub and restaurant uses. The project will be fully supported by existing local infrastructure within the Town of Manchester.

The applicant is seeking Special Exception approval and Detailed Site Development Plan approval to permit the proposed use and establish the overall site and building layout. The project advances the Town's objectives for historic preservation, adaptive reuse, and economic development, while maintaining compatibility with the surrounding neighborhood and minimizing environmental impacts.



- NOTES:**
1. THIS PLAN IS BASED ON A SURVEY PERFORMED BY RCL THOMPSON LLC AND INCLUDED IN THE PLAN SET AS SHEET V-101.
 2. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING CBYD AND RESPECTING THE MARKINGS.
 3. NO SIGNIFICANT EARTH DISTURBING ACTIVITIES ARE PROPOSED FOR THIS PROJECT.
 4. TO THE EXTENT EARTHWORK IS REQUIRED, IT SHALL BE PERFORMED IN ACCORDANCE WITH BEST PRACTICES AND SILT FENCING SHALL BE INSTALLED TO PROTECT THE WETLANDS / CREEK AS DEPICTED ON THIS PLAN.
 5. NO CONSTRUCTION ENTRANCE IS REQUIRED AS THE MAJORITY OF SITE IS PAVED.
 6. NO STOCK PILE AREA IS REQUIRED AS THERE IS NO MAJOR EARTHWORK PLANNED.
 7. TORCHLIGHT ENGINEERING DOES NOT LOCATE UNDERGROUND UTILITIES. UNDERGROUND UTILITIES DEPICTED ON THIS MAP ARE COMPILED FROM MULTIPLE SOURCES AND SHOULD BE VERIFIED BY THE CONTRACTOR BEFORE DIGGING.
 8. ALL FLOOD LIGHTING AND ALL OTHER TYPES OF LIGHTING WHICH ARE INTENDED TO ILLUMINATE THE BUILDING OR YARDS SHALL BE ARRANGED SO THAT THE LIGHT WILL NOT SHINE INTO THE EYES OF ANY PERSON EXTERNAL TO THE PREMISES, OR CAUSE A NUISANCE FROM EXCESSIVE GLARE.
- PARKING:**
1. PARKING SPACES REQUIRED:
BREWERY (6700 SQ. FT.)
ASSUMED SEATING CAPACITY: 100
1 PARKING SPACE / 3 SEATS = 34 SPACES
 2. PARKING SPACES PROVIDED: 54
- TRAFFIC:**
- TRIP GENERATION BASED ON ITE TRIP GENERATION MANUAL 11TH ED
LAND USE 971 – BREWERY TAP ROOM
GROSS FLOOR AREA = 6,700 SQ FT (6.7 KSF)
- ESTIMATED DAILY VEHICLE TRIP ENDS:**
- = 61.69 VTE PER 1,000 SQ FT
APPROXIMATELY 415 TRIP ENDS PER DAY (TWO WAY)
83 TRIP ENDS PER DAY PROSPECT STREET
332 TRIP ENDS PER DAY HARTFORD ROAD
- ESTIMATED WEEKDAY PM PEAK HOUR (4-6 PM) VEHICLE TRIP ENDS:**
- = 9.83 VTE PER 1,000 SQ FT
APPROXIMATELY 66 TRIP ENDS DURING PM PEAK
8 ENTERING AND 5 EXITING ON PROSPECT STREET
31 ENTERING AND 22 EXITING ON HARTFORD ROAD
APPROXIMATE TOTAL OF 39 ENTERING AND 27 EXITING DURING PEAK HOUR
- IMPERVIOUS AREA:**
- PLANNED IMPERVIOUS AREA INCREASE: 1,740 SQ. FT.
PLANNED IMPERVIOUS AREA DECREASE: 1,786 SQ. FT.
- NET DECREASE IN IMPERVIOUS AREA = 46 SQ. FT.
- AS THERE IS A NET DECREASE IN IMPERVIOUS AREA, THIS SITE DOES NOT REQUIRE STORMWATER MANAGEMENT FACILITIES.
- AREA OF DISTURBANCE:**
- AREA OF DISTURBANCE INCLUDES CONSTRUCTED RAMP, ELIMINATION OF ASPHALT TO ESTABLISH IMPERVIOUS AREA, AND DRIVEWAY CREATION / GRADING FOR RAMP.
- AREA WITHIN THE 100' UPLAND REVIEW AREA:**
- RAMP / DRIVEWAY AND GRADING: 1681 SQ. FT.
AREA OF ASPHALT REMOVAL / RESEEDING: 1176 SQ. FT.
TOTAL 2857 SQ. FT.
- AREA OUTSIDE THE 100' UPLAND REVIEW AREA:**
- RAMP / DRIVEWAY AND GRADING: 1710 SQ. FT.
AREA OF ASPHALT REMOVAL / RESEEDING: 574 SQ. FT.
TOTAL 2284 SQ. FT.

C-101

LEGEND:

CHD -	CONC. HIGHWAY MON.
MS -	MERE STONE
CM -	CONC. MONUMENT
SM -	STONE MONUMENT
IPIN -	IRON PIN
PIPE -	IRON PIPE
NAIL -	PK OR MAG NAIL
DH -	DRILL HOLE
POS -	PILE OF STONES
*WCAP -	WITH CAP
*S -	SET
*F -	FOUND

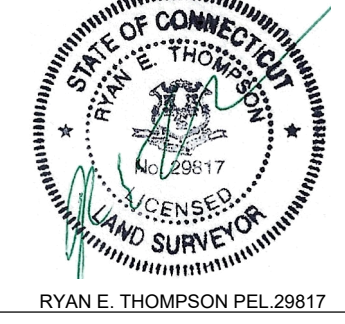
PROPERTY LINE

N 90° 00' 00" E	20' SETBACK LINE	BRL (SETBACK)
---	EASEMENT	
---	FENCE	
---	OVERHEAD ELECTRICAL LINE	
---	UNDERGROUND ELECTRICAL LINE	
---	WATER PIPE	
---	STORM PIPE	
---	MAJOR CONTOUR	
---	MINOR CONTOUR	
---	STONE WALL	
---	POWER POLE	
---	WATER METER	
---	CATCH BASIN	

SITE DEVELOPMENT PLAN
PROPERTY OF EASTER PROPERTY LLC
176 HARTFORD ROAD
MANCHESTER, CONNECTICUT
(4757/849)



TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AND NOTED HEREON.



1-5-2026 WETLAND AND UPLAND LIMITS
1-29-2026 ZONING COMMENTS
2-21-2026 WETLAND COMMISSION COMMENTS
3-2-2026 WETLAND COMMISSION COMMENTS
4-12-2026 TOWN STAFF COMMENTS

APPROVED
PLANNING AND ZONING
COMMISSION
MANCHESTER, CT

DATE: _____
SIGNED: _____

Traffic Impact Narrative – Updated 4/15/2026

Supplement to Site Plan

1. Project Description

The proposed project consists of a brewery use occupying approximately 6,700 square feet (gross floor area) within an existing building. The brewery is intended as a neighborhood-scale destination with operating hours primarily in the afternoon and evening.

The proposed use may include occasional live music and entertainment typical of a brewery taproom, as well as limited outdoor seating, all intended to serve on-site patrons. These elements are not planned as large-scale or destination events and are not expected to materially affect traffic or parking demand.

Final seating capacity will be determined by the Fire Marshal during building and life safety review. Any seating figures referenced are for planning purposes only.

2. Traffic Generation and Distribution

Traffic generation is based on the *ITE Trip Generation Manual, 11th Edition*, Land Use Code 971 – Brewery Taproom, and is calculated using the project's gross floor area of approximately 6,700 square feet (6.7 KSF), consistent with ITE methodology.

Estimated traffic volumes are as follows:

- **Weekday PM Peak Hour (4–6 PM):** ~66 vehicle trips
 - Approximately 39 entering and 27 exiting, consistent with typical PM peak arrival patterns
- **Average Daily Traffic:** ~415 vehicle trips (two-way), based on a rate of 61.69 trips per 1,000 SF

With the removal of the existing gate, the site will be accessible from both Hartford Road and Prospect Street. While total trip generation remains unchanged, site traffic will be distributed between these two access points as follows:

During the weekday PM peak hour (4–6 PM), traffic is expected to be minimal and distributed as follows:

- **Hartford Road:** ~53 trips (31 entering, 22 exiting)

- **Prospect Street:** ~13 trips (8 entering, 5 exiting)

On an average daily basis, this distribution equates to:

- Hartford Road: ~332 trips (approximately 80% of total traffic)
- Prospect Street: ~83 trips (approximately 20% of total traffic)

This distribution reflects roadway function, visibility, and regional travel patterns, with Hartford Road serving as the primary access route and Prospect Street accommodating a smaller share of local traffic.

Overall traffic volumes are modest and consistent with other neighborhood-scale brewery and restaurant uses. Patron arrivals and departures are expected to be distributed over several hours rather than concentrated within a short time period, further minimizing traffic impacts on the surrounding roadway network.

3. Parking

Parking demand is evaluated using a planning-level seating assumption, consistent with the site plan.

- Parking Required: 1 parking space per 3 seats = 34 spaces required
- Parking Provided: 54 on-site parking spaces

The site provides parking in excess of calculated demand. Based on the scale and nature of the proposed use, the applicant believes the existing on-site parking supply is sufficient to accommodate anticipated demand.

Final seating capacity will be established by the Fire Marshal and Building Official.

Regardless of final occupancy, parking demand is expected to remain manageable due to patron turnover, distributed arrival patterns, and typical brewery operations.

4. Capacity Clarification (Public Seating Area)

While the overall tenant area is approximately 6,700 square feet (gross floor area), the applicant anticipates that approximately 4,250 square feet represents the actual public taproom and seating area used to estimate patron capacity.

The remaining space consists of brewing and production areas, storage, restrooms, and non-public circulation. Final approved occupancy will be determined by the Fire Marshal as

part of the building and life safety review. Traffic generation is based on gross floor area per ITE methodology and is not directly tied to seating area or final occupant load.

5. Access and Site Circulation

Patron access to the site is anticipated to occur primarily by vehicle, utilizing existing on-site parking. With removal of the existing gate, the site will have access from both Hartford Road and Prospect Street.

Hartford Road is expected to function as the primary access point for most patrons, while Prospect Street will provide secondary access and additional circulation flexibility. The availability of two access points will allow traffic to disperse between Hartford Road and Prospect Street, reducing reliance on a single entry point and supporting efficient site circulation.

This condition represents a redistribution of site traffic between access points rather than an increase in total traffic volumes generated by the project.

Pedestrian movement within the site, where it occurs, will utilize existing paved areas consistent with current conditions. No changes to existing site circulation, sidewalks, or pedestrian infrastructure are proposed or recommended as part of this application.

6. Conclusion

Based on the ITE trip generation data and the characteristics of the proposed use, anticipated traffic volumes are modest and consistent with similar neighborhood-scale brewery operations. Parking supply exceeds calculated demand, and traffic activity will be distributed across operating hours.

The addition of access via Prospect Street will further support efficient site circulation by distributing traffic between two access points, without increasing total traffic generation.

Even if the final seating capacity approved by the Fire Marshal differs from preliminary planning assumptions, traffic impacts are expected to remain minimal. No roadway or pedestrian infrastructure improvements and no formal traffic impact study are warranted.

Utility & Environmental Impact Statement

Submitted to: Manchester Planning and Zoning Commission

Project: 3-Barrel Craft Brewery, Taproom, Full Bar & Limited-Service Kitchen

Location: Manchester, Connecticut

Project Summary

The applicant proposes a small-scale 3-barrel craft brewery with an on-site taproom, full bar, and limited-service commercial kitchen. Operations are intentionally designed to minimize utility demand, wastewater strength, and environmental impact while remaining fully compatible with existing municipal infrastructure.

Hours of Operation

Monday–Thursday: 4:00 PM – 9:00 PM

Friday: 4:00 PM – 11:00 PM

Saturday: 12:00 PM – 11:00 PM

Sunday: 11:00 AM – 8:00 PM

Brewing Operations

- 3-barrel fully electric brewhouse
- Average brewing frequency: 1.25 days per week
- Batch-based, non-industrial production

Water Supply & Conservation

Water is used for brewing, sanitation, restrooms, limited kitchen preparation, and general cleaning. Water from the brewhouse heat exchanger and steam condenser is recaptured and reused for CIP pre-rinses, equipment wash-down, and other non-potable processes, significantly reducing overall consumption and peak demand.

Estimated Water Usage

- Non-brew day: approximately 400–650 gallons per day
- Brew day (with water reuse): approximately 600–850 gallons per day

Sanitary Sewer & Wastewater

Wastewater consists of domestic wastewater, limited kitchen discharge, and conditioned brewery rinse water. Spent grain is side-streamed to a local farmer for agricultural reuse. Spent yeast and hops are side-streamed to a composting company. Cleaning chemicals are collected, pH-adjusted to a neutral range, and discharged in compliance with municipal sewer standards. A grease interceptor will be installed and maintained per applicable codes.

Stormwater

No outdoor brewing or processing is proposed. No chemical storage will occur outdoors. No process wastewater will be discharged to storm drains, and no increase in impervious surface area is proposed.

Electrical Systems (Revised)

The fully electric 3-barrel brewhouse has a maximum connected load of approximately **40.6 kW**

(approximately 115 amps at 208V, three-phase). This represents the maximum instantaneous load when all heating elements are energized simultaneously.

Brewing occurs an average of 1.25 days per week, and heating elements operate intermittently during heat-up and boil phases. Brewing activity occurs outside of peak customer hours. As a result, average electrical demand is substantially lower than the maximum connected load.

Additional electrical loads include refrigeration, glycol chilling, electric bar equipment (high-temperature glass rinser and frozen/slushy beverage machine), limited kitchen equipment, HVAC distribution, and lighting. Overall electrical demand remains consistent with a restaurant or hospitality use and does not constitute industrial electrical consumption.

Natural Gas & HVAC

Natural gas service is present and will be used only for building HVAC systems and limited kitchen equipment. Approximately 7,000 square feet of interior space will be heated during colder months. No natural gas is used for brewing or bar equipment.

Solid Waste & Side-Streaming

- Spent grain reused as animal feed via farm pickup
- Yeast and hops diverted to composting
- Glass, cans, and cardboard recycled
- No hazardous solid waste generated

Conclusion

The proposed project represents a low-intensity, neighborhood-scale commercial use. Utility demands are comparable to or lower than a full-service restaurant. Brewing operations are limited in frequency, water is conserved and reused, wastewater is conditioned prior to discharge, and brewing byproducts are responsibly diverted from the municipal waste stream.

The project will not overburden municipal utilities and is fully compatible with the standards and intent of the Manchester Planning and Zoning Commission.

Prepared by: _____

Date: _____

Lost Realm Craft Co.

1

176 Hartford Rd - Manchester, CT
Signage

Summary

Signage Replacement & Addition – Summary Proposal

This proposal includes replacing two existing signs and adding one new sign (three total) as part of the site's redevelopment.

Existing Sign Replacement

The current front-lawn and over-door “Winsupply” signs will be removed, as they do not align with the historic district's character, materials, or color palette. They will be replaced with two signs designed to better complement the mill architecture and surrounding historic context.

Replacement Sign Design

The proposed replacements use historically appropriate colors, and typography. Scale, placement, and overall treatment are consistent with signage found within the district and nearby mill properties.

New Sign Additions

One additional sign is proposed

- A roadside sign for visibility and wayfinding

Design Status & Intent

- All visuals are conceptual artist renderings showing intent, scale, and placement. Final fabrication details, and mockups will be developed with local sign companies and submitted for review.
- The goal is to remove non-conforming signage and replace it with historically appropriate elements that honor the mill's heritage and integrate that history into the overall branding and customer experience.

Road Sign - Current

Road Sign – 86” x 30”



Road Sign – Proposed Artistic Renditions

Road Sign – ~86” x ~30”



All renderings/designs are illustrative and conceptual in nature; final layouts, materials, and details will be determined through the Planning & Zoning and permitting process.

Over Door Sign – Current

Over Door – 71 ¾” x 31 ¼”



Over Door Sign – Proposed Artistic Rendition

Over Door – ~71 ¾" x ~31 ¼"



All renderings/designs are illustrative and conceptual in nature; final layouts, materials, and details will be determined through the Planning & Zoning and permitting process.

Lawn Sign – Current & Other Examples

Front Lawn Sign – 96” x 48”



Lawn Sign – Proposed Artistic Rendition

Front Lawn Sign – Size TBD (smaller than current Winsupply sign)



All renderings/designs are illustrative and conceptual in nature; final layouts, materials, and details will be determined through the Planning & Zoning and permitting process.

Lost Realm Craft Co.

1

176 Hartford Rd - Manchester, CT
Outdoor Patio Proposal

Summary / Narrative – Outdoor Patio Area

We are proposing an approximately 1,800 square-foot outdoor patio area adjacent to the building and within the previously reviewed site limits. The patio is intended to provide a modest, low-impact outdoor seating area that supports pedestrian activity, community use, and activation of the historic mill property while remaining compatible with the surrounding historic character.

As part of the exterior improvements, a historically appropriate fabric awning will also be installed over the primary entrance in compliance with Historic District requirements. The awning will provide weather protection, improve visibility and pedestrian access, and complement the building's historic mill aesthetic.

Patio Surface & Layout

The patio surface will consist of crushed stone, selected for its permeability, minimal visual impact, and compatibility with the existing site character. The area will include movable tables, chairs, umbrellas, and a bike rack. All furnishings will be seasonal and non-permanent.

Perimeter Definition & Safety

The patio perimeter will be defined using approximately eight (8) solid precast concrete barrier blocks measuring roughly 2 ft x 2 ft x 6 ft and weighing approximately 3,000–3,600 pounds each. These barriers provide a safe separation between the outdoor seating area and adjacent parking/circulation areas without requiring permanent foundations. The barriers will be spaced with a combination of approximately 3 ft and 4 ft openings to allow for pedestrian circulation and site access while maintaining effective vehicle separation. The 4 ft openings are intended to provide ADA-compliant accessible passage into and through the patio area.

To ensure compatibility with the historic district, the barriers will be fully enclosed within wood planter boxes with seasonal landscaping. The planter enclosures will extend approximately 6–12 inches above the concrete barriers, softening their appearance and creating a more traditional landscaped edge consistent with the historic mill setting.

Lighting

A limited number of small, building-mounted exterior light fixtures (approximately 2–4) will provide patio illumination during evening hours. Fixtures will be downward-directed and shielded to contain light within the patio area and prevent spillover onto adjacent properties or parking areas.

Low-intensity string bulb lighting will also be installed to provide ambient lighting within the patio space. All lighting will be dimmable, internally focused, and designed to maintain a low-impact lighting approach appropriate for the historic district.

Historic Compatibility & Operations

The patio improvements are designed to be reversible and minimally invasive, with no permanent structural modifications proposed beyond minor lighting fixtures and the entrance awning.

The patio will operate during normal business hours as an accessory seating area for the business. No outdoor entertainment or stage structures are proposed.

Overall, the proposed patio and exterior improvements are designed to be safe, low-impact, and visually compatible with the historic district while supporting the continued adaptive reuse and activation of the mill property.

Current Area



Site Plan – Outdoor Area Dimensions

LOST REALM CRAFT CO
176 HARTFORD ROAD
MANCHESTER, CT

OUTDOOR PATIO FLOOR PLAN

TOTAL AREA: 1,800 SQ FT | CAPACITY: 40 PEOPLE

- NOTES:**
- (~7) TABLES - 4 SEATS EACH (TOTAL 28 SEATS)
 - (6) BAGGO TABLES - GAMING AREA
 - (1) BIKE RACK
 - TOTAL CAPACITY: 40 PEOPLE
-  CONCRETE BARRIER (6 FT LONG)



Site Plan – Outdoor Area Dimensions

2x2x6 Solid Concrete Barrier block

Weight: ~3000-3600 lbs

Wrapped in a cedar wood flower box, adding ~6-12” of height



Perimeter Definition & Safety

The patio perimeter will be defined using solid precast concrete barrier blocks measuring approximately **2 ft x 2 ft x 6 ft**. Each block weighs roughly **3,000–3,600 pounds**, providing substantial mass to discourage vehicle encroachment and create a safe separation between the seating area and adjacent circulation and parking areas. The barriers will be arranged with a combination of approximately **3 ft and 4 ft openings to allow for pedestrian circulation and ADA-compliant access** while maintaining effective physical separation from nearby vehicles. These blocks will sit directly on grade and do not require permanent foundations.

To ensure the installation is visually appropriate within the historic district, the concrete barriers will be **fully wrapped with wood planter box enclosures**. These wood elements will extend approximately **6–12 inches above the top** of the concrete blocks and will be planted with seasonal greenery. This treatment softens the appearance of the barriers, screens the concrete from view, and creates a more traditional landscaped edge consistent with the historic mill context.



All renderings/designs are illustrative and conceptual in nature; final layouts, materials, and details will be determined through the Planning & Zoning and permitting process.

Artist Rendition – Daytime



All renderings/designs are illustrative and conceptual in nature; final layouts, materials, and details will be determined through the Planning & Zoning and permitting process.

Artist Rendition – Evening

Lighting - A limited number of **approximately 2–4 small, building-mounted exterior light fixtures** will be installed to provide illumination for the patio seating area during evening hours. These fixtures will be downward-directed and shielded so that light is contained within the patio footprint only. The intent is to provide safe visibility for patrons without creating spillover light onto adjacent properties, parking areas, or the surrounding historic district. Lighting levels will be modest and consistent with typical building-mounted walkway lighting.

In addition, **low-intensity string bulb lighting** will be installed within the patio area to provide supplemental ambient lighting and enhance the guest experience. This lighting will be fully dimmable and arranged to remain internal to the patio space. The string lighting will be positioned and controlled to ensure that it does not project light into the parking lot or surrounding areas, maintaining the same contained, low-impact lighting approach as the primary fixtures.



All renderings/designs are illustrative and conceptual in nature; final layouts, materials, and details will be determined through the Planning & Zoning and permitting process.

**TOWN OF MANCHESTER
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT**

TO: Planning and Zoning Commission

FROM: Gary Anderson, Director of Planning and Economic Development *SAA*

DATE: May 26, 2026

RE: 8-24 Mandatory Referral (MR-0002-2026)
Proposed Purchase of 29 Eldridge Street

Introduction

The Town of Manchester Board of Directors is considering the purchase of 29 Eldridge Street for the purpose of adding off-street parking associated with the new Downtown library. The purchase or sale of any Town property requires a report from the Planning and Zoning Commission (Mandatory Referral) as per Connecticut General Statute Chapter 126 Section 8-24.

Description of the Property

The property is approximately .24 acres and contains a two-family residential structure with approximately 1,768 sf of living space, and a small garage. The property sits entirely within the Residential B (RB) zone. It is surrounded by Eldridge Street to the south, another two-family home to the east, and town owned parcels to the west and north that will also be part of the library parking lot. The property is located in the Cheney Brothers National Landmark Historic District. It includes a driveway and associated private easement on the far eastern portion of the property, which provided access to a rear lot (33 Eldridge) the Town now owns.

Reason for Sale

The purchase of the property was recommended by staff as a way to provide additional off-street parking for the new library currently under construction. The Board has been seeking additional options for parking in and around the vicinity of the library and a preliminary concept layout indicates the property would allow for an additional 30 parking spaces and address a safety concern related to the currently proposed fence location.

Report by Planning and Zoning Commission and Discussion

Connecticut General Statute requires the sale of any municipal property be referred to the municipality's Planning and Zoning Commission prior to any sale (Chapter 126 Section 8-24).



Staff will be present to answer questions at the June 1, 2026 regular meeting of the Planning and Zoning Commission. Please note this item will appear on the June 2, 2026 Board of Directors Agenda so the PZC will be asked to make a report at this meeting. If you have questions prior to June 1, feel free to reach out to me at ganderson@manchesterct.gov or at 860-647-3043.

R:\Planning\mandatory referral\2026\29 Eldridge- Mandatory Referral FINAL.docx

Attach.

DRAFT

TOWN OF MANCHESTER MINUTES OF PUBLIC HEARING PLANNING AND ZONING COMMISSION FOR THE MEETING OF MAY 4, 2026

MEMBERS PRESENT:

In Person: Michael Stebe, Chairperson
Patrick Kennedy, Vice Chairperson
Teresa Ike
Robert Shanbaum
Zachary Reichelt
Electronically: Arianna Larson

ALTERNATE MEMBERS SITTING:

Electronically: Sara Van Buren
Margaret Brewer

ABSENT:

Eric Prause
Chris Schoeneberger
Daniela Luna
Maliha Ahsan

ALSO PRESENT:

Gary Anderson, Director of Planning & Economic
Development
Renata Bertotti, Deputy Director of Planning
Nancy Martel, Recording Secretary

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

OSA SERVICES, LLC – Request a Special Exception under Art. II, Sec. 4.1 for conversion of a single-family dwelling to a multi-family dwelling at 50 Pearl Street (a.k.a. 52 Pearl Street). – Special Exception (PSE-0047-2026)

Attorney Dory Reiser, Kahan, Kerensky & Caposella, introduced herself and stated that she is representing the applicant.

Attorney Reiser explained that this application comes under the previous version of the regulations which was in effect at the time of application. There are two buildings on the property, 50 and 52 Pearl Street. For the purposes of this application, the discussion is about 50 Pearl Street. The Assessor's records carry it as a three-family occupancy. However, unbeknownst to her client, it was never specifically permitted for more than one. The previous permitted use of the rear building was one single-family residence, as well as office space and some storage space.

Sometime in the 1970's, a previous owner converted the building to a three-family home. Though the Assessor picked up the change, Zoning did not. Attorney Reiser reported that her client purchased the property in 2025, began improvements and was advised when applying for permits that he could not have three apartments.

Attorney Reiser stated that, in the Residence B (RB) zone with a special exception, the single-family residence can be converted to a multi-family. The current regulations allow multi-family with a special exception if certain criteria are met.

The front building, 52 Pearl Street, has two residential units. The applicant plans a four-family at 50 Pearl Street. Public water and sewer are available onsite. The conversion can be accomplished without any exterior changes to the building.

Mr. Andrew Bushnell, Professional Engineer and Licensed Land Surveyor with Bushnell Associates, introduced himself. Mr. Bushnell displayed the site plan, noting that the property is 0.28 acres in size. He detailed the buildings, surrounding property, and utilities, noting that the rear building has its own sewer lateral. A new domestic drinking water lateral would be added for the rear building.

Mr. Bushnell said that the parking area will be rearranged and detailed his plans for the pavement and landscaping. The rear building is currently a garage with one large door which would be changed to three doors. The applicant will utilize three parking spaces and use an area with a roof overhang for a total of nine parking spaces. Mr. Bushnell reported that there will be no changes to the exterior of the building and detailed the lighting layout.

Attorney Reiser pointed out a proposed stockade fence on the site plan along the westerly boundary. The driveway at 44 Pearl Street does encroach onto the applicant's property. They will allow that to stay and will put the stockade fence along the easterly side of the driveway. Attorney Reiser stated that Town regulations require screening to shield headlights from neighboring properties.

Referring to the special exception criteria, Attorney Reiser stated that this property is a suitable location for the use. She noted that this neighborhood has a mix of single-, two-, three- and four-family homes. The conversion of the single-family is also a suitable use:

1. The large structure was already converted to a multi-family, unbeknownst to the Town.
2. It is a very large structure that can accommodate four units without any exterior modifications.
3. It is suitable because it is a heavily mixed single- and multi-family residential neighborhood.
4. This conversion will not hinder or discourage the appropriate use of adjoining properties.
5. The plan meets the neighborhood compatibility criteria.
6. There is adequate parking and access.
7. The streets can accommodate traffic.
8. There are adequate public utilities.
9. The applicant will implement best management practices to minimize storm water runoff by eliminating some impervious areas and adding the rain garden.

Attorney Reiser noted that some improvements were made before the applicant was advised he had to stop work because it wasn't fully permitted.

A discussion was held about the garage, garage door, stockade fence and new plantings.

Attorney Reiser checked the assessor's records but was unsure how old the building is.

Mr. Stebe commented that the applicant will reshape the driveway, implement storm water management, rebuild the garage doors, and install water and fire service, as well as fencing along the western border.

Attorney Reiser reported that the windows and doors have been replaced.

After a question from Mr. Stebe, Attorney Reiser stated that it was occupied until the applicant purchased the property in 2025.

Mr. Ozzie Sanchez stated that he is the owner of the property. Prior to his purchase, it was a three-family home. He is requesting to split the first floor into two apartments with two bedrooms each. The two apartments on the upper floors existed at the time of his purchase.

Ms. Bonnie Potocki, 161 McKee Street, introduced herself. She asked about the criteria for a special exception and what regulations are being applied. Ms. Potocki noted that these buildings were built in the 1900s, according to the property card. She assumed there is lead paint on the exterior of the building. She asked how this complies with the zoning regulations in terms of side yards and rear yards. Other issues mentioned regarded garbage, screening, the location of the rain garden, sheet runoff, snow removal, and the owner's property management experience.

Ms. Potocki expressed her concerns about water and sewer, how it is metered, and the height of the two apartments. She inquired whether the PZC received a letter from the Water & Sewer Department regarding domestic water and speculated that the pipes may be lead lined.

Ms. Leslie Frey, 130 Florence Street, commented that this is a densely populated area. Ms. Frey stated that she is not in favor of converting the property to a four-family and detailed her concerns.

Ms. Eileen Cronin, 43 Wellesley Road, introduced herself. Ms. Cronin asked about the tenancy and expressed her concerns about absentee landlords.

Mr. Noel Viel introduced himself, stating that he lives next door to this property. He noted that he owns and resides at that location. He reported that he spent \$180,000 on the property and remarked that he is a responsible landlord. Mr. Viel said that he does not have any problem with a three-family at that location. He noted that there are many problems with the property, particularly drainage issues.

Ms. Bertotti noted that she received only one communication, a phone call from Mr. Viel.

Mr. Bushnell stated that the retaining wall is existing. He assumed that the grate drain was installed to relieve water running into the garage. He suggested raising the garage floor to ensure water doesn't flow into the garage. Water drains from the street down to the back of the property.

The intention is to maintain the current flow of water, except for intercepting some with the rain garden. Larger storms will run over and continue to the back.

Attorney Reiser interjected that they will maintain the existing drainage patterns and the rain garden will pick up and infiltrate some of the smaller storms.

Mr. Bushnell explained that the rain garden is a depression in the ground, approximately 8-12 inches deep with amended soil. Stone or mulch can be placed in it, as well as plants to help with nutrient uptake. He added that the fence is to block headlights and that 5-7 ft. tall arborvitaes would be enough.

Ms. Bertotti did not believe there is a specific requirement regarding screening in residential zones. A discussion ensued about the zoning requirements.

Attorney Reiser noted that, after a discussion with Mr. Viel, he would rather not have screening at that location. She explained that all these structures are existing non-conforming. They may not comply with Town setbacks or coverage. They're not being changed, so they are protected as-is. Attorney Reiser reported that they are following existing drainage patterns and she appreciates that the neighbor is willing to comply.

Attorney Reiser reported the two zoning sections that apply:

1. The specific section on conversions from the old regulations.
2. Art. VI, Sec. 18.10.3, Criteria of Approval.

Referring to the comment, "two wrongs don't make a right," Attorney Reiser stated that it needs to be permitted now though it wasn't before. She noted that approving the special exception isn't mandatory, but based on the information provided, it seems difficult to say that this isn't appropriate, as it has been a multi-family for years.

Attorney Reiser remarked that her client purchased the property with every intention of continuing to rent it and use it in the manner that it has been used for many years, as well as improving it in the meantime. She stated that the applicant is happy to maintain the tree that was planted in memory of the prior owner. The snow plan was described in response to a question. Attorney Reiser remarked that they plan to have garbage bins that will be placed at the curb on trash day.

Mr. Kennedy assumed that there should be a modification regarding the fence.

Mr. Reichelt sought clarification that the applicant is requesting a special exception, as this is not in compliance. He asked whether a two-family would be acceptable, bringing it into compliance without a special exception.

Attorney Reiser commented that they would probably need a special exception for a two-family.

A discussion was held between Mr. Reichelt, Mr. Anderson and Ms. Bertotti about the special exception, concluding that a two-family home would be allowed without a special exception.

Mr. Reichelt felt that four units would be overcrowding the building.

Mr. Shanbaum sought clarification on whether this was a conversion from a single-family to a four-family.

Attorney Reiser commented that this is a special exception. If three units are the maximum, a modified approval could be made. However, they do feel they have the space requirements to meet code.

Mr. Shanbaum asked whether a three- or four-family would be allowed under the new regulations.

Ms. Bertotti stated that, under the new regulations, a multi-family would be allowed, which could be up to 10 units.

Mr. Stebe noted that the applicant is adding green space on Pearl Street to absorb some of the water coming in. There is a slight net increase of pavement space, but improvements with grading will address and alleviate the problem. He commented that, just as with any house, homeowners must figure out where to put their snow. Because the existing footprint is not changing, there is nothing the Commission can do about setbacks. Mr. Stebe remarked that, because four units are proposed, it adds a level of scrutiny from building and fire codes.

Attorney Reiser asked whether, if it was a three-family rather than four, a sprinkler system would not be required.

Mr. Stebe suggested they speak with the Building Department. He suggested the screening fence remain, though if the applicant and a neighbor come to an agreement, it can be determined by administrative review.

Attorney Reiser stated that the applicant and neighbor would rather have it removed.

Ms. Bertotti reported that staff reviewed the application and reviewed flooding, drainage and engineering. Whether it is three or four units, if nothing changes on the site, from a technical perspective, there is no change. One question raised was whether this was sent to the Water Department for review. It was sent to the Water Administrator, who specifically requested the installation of the new water service. Other than changing to a three-door garage, there is nothing technical that is outstanding.

Mr. Reichelt inquired whether this could have gone through the Zoning Board of Appeals (ZBA) with a hardship.

Ms. Bertotti stated that it did not get a variance. It was an electrical permit that was received in the 70's. It was not signed by the Zoning Officer.

Ms. Potocki noted that the Attorney stated that these are two non-conforming structures and she posed several concerns.

Ms. Frey remarked that she cannot imagine where the trash cans will be placed in front of the house.

Mr. Anderson relayed Ms. Brewer's question whether this will be six two-bedroom units.

Attorney Reiser responded that the four units proposed in the rear building are two bedrooms each. The front building's two existing units are one-bedroom units.

MOTION: Mr. Kennedy moved to close the public hearing. Mr. Shanbaum seconded the motion and all members voted in favor.

The Public Hearing was closed at 8:30 P.M.

I certify these minutes were adopted on the following date:

Date

Michael Stebe, Chairperson

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

DRAFT

TOWN OF MANCHESTER MINUTES OF BUSINESS MEETING PLANNING AND ZONING COMMISSION FOR THE MEETING OF MAY 4, 2026

MEMBERS PRESENT:

In Person: Michael Stebe, Chairperson
Patrick Kennedy, Vice Chairperson
Teresa Ike
Robert Shanbaum
Zachary Reichelt
Electronically: Arianna Larson

ALTERNATE MEMBERS SITTING:

Electronically: Sara Van Buren
Margaret Brewer

ABSENT:

Eric Prause
Chris Schoeneberger
Daniela Luna
Maliha Ahsan

ALSO PRESENT:

Gary Anderson, Director of Planning & Economic
Development
Renata Bertotti, Deputy Director of Planning
Nancy Martel, Recording Secretary

The Chairman opened the Business Meeting at 8:30 PM.

OSA SERVICES, LLC – Request a Special Exception under Art. II, Sec. 4.1 for conversion of a single-family dwelling to a multi-family dwelling at 50 Pearl Street (a.k.a. 52 Pearl Street) - Special Exception (PSE-0047-2026)

Mr. Kennedy remarked that this property has been used for 50 years and doesn't violate any special exception criteria. It was only brought to the Town's attention through the permit process. There has been no evidence that the fourth unit would cause a problem.

Mr. Reichelt commented that the neighbor's testimony gave the Commission insight. He stated that he is concerned about the density and felt that keeping it to three units would be best.

Mr. Stebe stated that, for the conversion, as there will be no changes to the external property and the application meets the other regulations, the continued use as a multi-family is a benefit to the town.

Special Exception (PSE-0047-2026)

MOTION: Mr. Kennedy moved to approve the special exception under Art. II, Sec. 4.1 for conversion of a single-family dwelling to a multi-family dwelling at 50 Pearl Street (a.k.a. 52 Pearl Street), with the modification that the stockade fence be removed from the plans. Mr. Shanbaum seconded the motion. Ms. Larson, Ms. Van Buren, Mr. Shanbaum, Mr. Kennedy, Ms. Ike, and Mr. Stebe voted in favor of the motion. Ms. Brewer and Mr. Reichelt voted against the motion. The motion passed six to two.

The reason for the approval is that the proposed activity meets the special exception criteria in Art. VI, Sec. 18.10.3.

TOWN OF MANCHESTER – 8-24 mandatory referral for the potential purchase of Concordia Lutheran Church at 40 Pitkin Street for use as a municipal Senior Center. – Mandatory Referral (MR-0001-2026)

Mr. Anderson stated that, whenever the Town intends to purchase or sell a property, state statute requires the PZC to make a report to the Board of Directors.

The property is 4.5 acres with access to both Pitkin and Parker Streets. The building is 21,603 sq. ft. and has been used as a place of worship since 1961. Mr. Anderson stated that the property is zoned Residence A, where municipal facilities are permitted by right. There are currently 75 off-street parking spaces with room for additional parking.

Mr. Anderson displayed the aerial view of the property, pointing out the existing parking spaces, the existing building, a memorial garden to the south and a fellowship hall, as well as classrooms. After the 2022 Senior Needs Study and the 21st Century Senior Center Task Force recommendation to the Board of Directors, it was determined that there is adequate space within the building for the Senior Center needs without the need for significant additions. Additionally, it is modernized and accessible.

Due to the speed of this proposal, the Board of Directors must move quickly to get a referendum question on this fall's referendum agenda in November. A question was posed about what would happen if the Town purchased the property and the referendum was voted down. Mr. Anderson responded that the Town could use it for other administrative uses, noting that the condition of the facility is very good.

Mr. Anderson reported that, if the project moves forward, the current Senior Center on Middle Turnpike East could be sold. As the building dates back to 1921, the condition and the size of that property have generated this discussion over a couple of decades.

The Board of Directors will meet tomorrow night and will vote on a purchase and sale agreement with the opportunity to create the scope for renovations to move the referendum question forward. The PZC is required to make a report on the purchase at this meeting to submit to the Board of Directors.

Mr. Anderson commented that, in these situations, they look at Manchester Next and other Planning documents. Manchester Next does mention senior facilities and senior needs. It also

recommends implementation of the Parks & Facilities' Master Plan, which goes into depth on the needs for a new senior center.

Mr. Kennedy inquired whether there is less parking at this location.

Mr. Anderson stated that a good portion of the current Senior Center's parking is not being used at one time. There is an opportunity for additional parking to be constructed as part of the project. He explained that the current building is old, is not set up well on the inside and does not meet the needs that the Senior Center provides. It doesn't have the large meeting spaces or a commercial kitchen, and accessibility is an issue. Expansion would be difficult, as it is an old school and adding to that building would be cost prohibitive.

Mandatory Referral (MR-0001-2026)

MOTION: Mr. Kennedy moved to issue a favorable report regarding the purchase of Concordia Lutheran Church at 40 Pitkin Street for use as a municipal Senior Center. Ms. Ike seconded the motion and all members voted in favor.

ADMINISTRATIVE REPORTS

Ms. Bertotti reminded the Commission that she sent information about a training which will be held on May 5.

Ms. Bertotti questioned the members about their availability for a special meeting on June 29.

APPROVAL OF MINUTES

April 20, 2026 – Public Hearing/Business Meeting

MOTION: Mr. Kennedy moved to approve the minutes as written. Ms. Larson seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. **ROSEMARIE P. CHIRICO – Zoning Regulation Amendment (REG-0027-2026)** – Add Processing and Sale of Firewood as a permitted accessory use in the RR Zone.
2. **ROSEMARIE P. CHIRICO – Zone Change (ZC-0006-2026)** – Zone change from AA Zone to RR Zone at 571 and 599 Porter Street.
3. **JOHN NNOROM AND MARCIA NNOROM – Special Exception (PSE-0050-2026)** – Special exception under Art. II, Sec. 4.1 to convert a single-family dwelling to a two-family dwelling at 59 Concord Road.
4. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0028-2026)** – Proposed zoning regulation amendment at Art. VI, Section 20.1 to exempt the Town from a posting of signs requirement for any zoning amendments applicable to multiple properties that require a public hearing, and to provide applicants with an option to conduct mailings where the posting of signs is not feasible.

MOTION: Mr. Kennedy moved to close the business meeting. Mr. Shanbaum seconded the motion and all members voted in favor.

The Business Meeting was closed at 9:05 P.M.

I certify these minutes were adopted on the following date:

Date

Michael Stebe, Chairperson

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

DRAFT

TOWN OF MANCHESTER MINUTES OF PUBLIC HEARING PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND WATERCOURSES AGENCY FOR THE MEETING OF MAY 18, 2026

MEMBERS PRESENT:

In Person: Michael Stebe, Chairperson
Chris Schoeneberger
Robert Shanbaum
Electronically: Patrick Kennedy, Vice Chairperson
Eric Prause
Arianna Larson

ALTERNATE MEMBERS SITTING:

In Person: Margaret Brewer
Electronically: Sara Van Buren

ABSENT:

Daniela Luna
Teresa Ike
Maliha Ahsan
Zachary Reichelt

ALSO PRESENT:

Renata Bertotti, Deputy Director of Planning
Gary Anderson, Director of Planning
David Laiuppa, Environmental Planner/Wetlands
Agent
Nancy Martel, Recording Secretary

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

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Proposed zoning regulation amendment at Art. VI, Section 20.1 to exempt the Town from a posting of signs requirement for any zoning amendments applicable to multiple properties that require a public hearing, and to provide applicants with an option to conduct mailings where the posting of signs is not feasible. – Zoning Regulation Amendment (REG-0028-2026)

Ms. Bertotti reported that this proposal has two components. The reason for it is that, currently, all applications that require a public hearing require the applicants to post public hearing signs on their property to notify their neighbors.

Ms. Bertotti remarked that there are several issues with how that regulation is currently written. Because the Town is in the process of comprehensive regulation amendments, there are some anticipated comprehensive zoning map updates. She referred to the Historic Zone amendment,

which has not been formally proposed. The Town is required, as the applicant, to post a public hearing sign on each property within this district, following certain rules.

Missing signage on a property could create legal problems for the Town in, for example, the Historic District. This is a town-wide zoning map amendment and it is impossible to think about how it would be posted on the ground.

Ms. Bertotti stated that this would only apply when the Town submits an application for multiple properties over large areas. She commented that it is sometimes impossible to post these signs correctly due to, for example, paving and various other conditions.

According to Ms. Bertotti, the current proposal would change the requirement so that it would not apply to zoning amendments that are submitted by the Town that are applicable to multiple properties. That exempts the Town when it does large district matters. The sign should be posted by the applicant, complying with a regulation that requires this.

Ms. Bertotti stated that there should be a regulation that clearly requires applicants to fulfill that requirement. Legally, the Town should not be responsible for posting of signs because it opens the Town up to liability. She described options the applicant has should the placement of signs be infeasible due to various conditions.

The application went to the Capitol Region Council of Governments (CRCOG), according to Ms. Bertotti; CRCOG found no conflicts with regional plans and policies or concerns from neighboring towns.

Mr. Prause said he understands that this is a feasibility issue, but he would hate that the default is that people feel things are too hard or that the position on a lot is not ideal. He would rather see that there is an effort to post signs made. He asked who decides what is infeasible.

Ms. Bertotti was unsure but felt that sending a first-class letter to those within 200 ft. is an effort. The preferred and cheaper method is for the signs to be posted. The Town still has a policy of posting signs. She explained the cost of the signs and noted that any signs posted in snow will be on the ground when the snow melts.

Mr. Prause noted that the responsibility was intended to be and is supposed to be on the applicant.

Ms. Bertotti reported that her experience from other communities was that they would have applicants do this. The Town would charge a nominal fee in cash for signs, the residents would post the signs, and when the signs were returned, the deposits would be returned. She stated that she is conflicted because people take the signs.

Mr. Prause suggested rather than the word “should,” the proposed text could say, “If, in the opinion of the Planning Department, the placement of the sign shall be infeasible...”

Ms. Bertotti was not opposed to that suggestion.

Mr. Anderson stated that the intent of the regulation is to ensure that individuals are aware of the process. Asking applicants to post signage complicates matters. Taking into account the intent of

the regulation, there was more certainty involved when staff posted the sign. There isn't certainty when applicants take on the posting of signs.

Mr. Schoeneberger speculated whether the Commission is letting the physicality of this overwhelm the practicality of it in terms of the requirement of notification.

Mr. Shanbaum agreed with Mr. Prause's suggestion. He asked whether the Commission needs to narrow the infeasibility clauses to unique site conditions or weather conditions.

Ms. Bertotti stated that, even though the regulations will continue and strengthen the requirement that the applicant post signage, we will continue doing that because it is just more practical. Other things not required by the regulations are, for example, sending abutters' notices.

Mr. Shanbaum understands that Mr. Prause does not want to change the default practice of putting up signs, though he prefers a legal notice in the mail.

Mr. Prause commented that what triggered the signs in addition to notifying people within 100 ft. is the fact that there are many renters in town. If there is a development next to an apartment complex, not all of those in the apartments are notified. Additionally, over time there have been complaints that people had no idea that something was happening. This is meant to capture those who would be impacted and he felt that going to 200 ft. is good, but many people may be missed.

Mr. Stebe asked what, in addition to the signs, the Department uses to make notifications.

Ms. Bertotti noted that the Town would post everything online. The Town sends the abutters' notices to the properties that are adjacent to the property in question. If there is a project that is Town-initiated, there is a list of people on the public notice registry who are notified through this registration process.

Mr. Anderson stated that the Town goes beyond what statute requires.

Mr. Will Cintas, 440 Oakland Street, asked what is done in other states.

After a question from Ms. Brewer, Ms. Bertotti stated that the Town would most likely be responsible for producing the mailing list. If there is a Zoning Board of Appeals (ZBA) application by a property owner, for the applicant to collect names and addresses of people within 200 ft. of the property is almost impossible.

Ms. Bertotti noted that this is not something that is intended to be done on a frequent basis.

MOTION: Mr. Shanbaum moved to close the public hearing. Mr. Schoeneberger seconded the motion and all members voted in favor.

The Public Hearing was closed at 7:50 P.M.

I certify these minutes were adopted on the following date:

Date

Michael Stebe, Chairperson

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

DRAFT

TOWN OF MANCHESTER MINUTES OF BUSINESS MEETING PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND WATERCOURSES AGENCY FOR THE MEETING OF MAY 18, 2026

MEMBERS PRESENT:

In Person: Michael Stebe, Chairperson
Chris Schoeneberger
Robert Shanbaum
Electronically: Patrick Kennedy, Vice Chairperson
Eric Prause
Arianna Larson

ALTERNATE MEMBERS SITTING:

In Person: Margaret Brewer
Electronically: Sara Van Buren

ABSENT:

Daniela Luna
Teresa Ike
Maliha Ahsan
Zachary Reichelt

ALSO PRESENT:

Renata Bertotti, Deputy Director of Planning
David Laiuppa, Environmental Planner/Wetlands
Agent
Nancy Martel, Recording Secretary

The Chairman opened the Business Meeting at 7:50 P.M.

TRANSFER ENTERPRISES INC – To build a 50 ft. x 70 ft. cold storage structure at 140 Progress Drive. – Inland Wetland Permit Determination of Significance (IWP-0030-2026)

Mr. Jeff Beck, COO, Alan Lawton, President and CEO, and Andrew Bushnell, Professional Engineer/Land Surveyor, Bushnell & Associates, introduced themselves.

Mr. Beck described the history of the company, noting that they have grown from the Parkade to Progress Drive. They are continuing to grow along with Manchester.

At this point, they are trying to move assets such as trucks, trailers, plow equipment and a small plow truck out of the sun and snow into a building and would like to erect a 50' x 70' metal structure. The wetlands have been identified. In the upland area, at the closest point, they are 18 ft. from the actual wetlands. They will put down hay bales, silt fence and barrier along the entire

watercourse. He explained that they are planning an infiltrator system directly behind the proposed building which will be in conjunction with the employee parking lot.

Mr. Bushnell reported that there is a narrow channel that conveys storm water and ground water from the drainage system on Progress Drive. He described any disturbance in the area of the proposal along with testing of the soil.

Mr. Stebe asked whether the roof drain underneath the southeast corner will remain intact.

Mr. Bushnell detailed the plan to relocate the drain.

After a question from Mr. Shanbaum, Mr. Laiuppa stated that, by design, that is the plan. The water will go to the same location, just infiltrating vs. flowing overland.

Mr. Shanbaum assumed that, if it works the way it is designed, there will be no impact on the upland area.

Inland Wetland Permit Determination of Significance (IWP-0030-2026)

MOTION: Mr. Kennedy moved to find the proposed activity as shown on the inland wetlands permit application, IWP-0030-2026, will not have a significant impact on the wetlands and therefore will not require a public hearing. Mr. Schoeneberger seconded the motion and all members voted in favor.

JUSTIN DUTRA – Proposed Site Plan Modification for 130,000 gallon above-ground fire suppression storage tank at 99 Spencer Street. – Special Exception Modification (PSE-0049-2026)

Mr. Will Cintras, 440 Oakland Street, introduced himself. Mr. Cintras noted that everything has been approved.

Mr. Cintras reported that there is not enough water pressure for the sprinkler system in the rear building and a tank will be erected behind the building.

Mr. Brian Panico, Cole Civil & Survey, introduced himself. Mr. Panico stated that the tank will sit behind the U-Box storage facility. The building is taller than the tank, which will be 35 ft. in diameter and 27 ft. tall. He stated that the Fire Marshal dictated the tank specifications. Attached to the building and adjacent to the tank, there will be a pump room which will be 27 ft. x 10 ft.

The tank is made by Forge, and Mr. Panico noted that the documentation has been submitted. He felt the dark green standard color may be a good option. This is a modification to the originally approved plan because of the tank and the additional structure.

Mr. Schoeneberger sought confirmation that the tank will be 27 ft. in total, which Mr. Panico confirmed.

Mr. Panico explained that this was prompted by the Fire Marshal performing their pressure tests.

Mr. Dutra stated that everything passed the flow test except for the high demand time.

Mr. Stebe asked what would happen if the tank failed.

Mr. Panico explained that, if the tank were to fail, the water would be pushed toward the detention basin.

Special Exception Modification (PSE-0049-2026)

MOTION: Mr. Shanbaum moved to approve the Special Exception Modification for a 130,000 gallon above-ground fire suppression storage tank and water pump building addition at 99 Spencer Street. Mr. Schoeneberger seconded the motion and all members voted in favor.

The reason for the approval is that the proposed activity meets the special exception criteria in Art. VI, Sec. 18.10.3.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION

Zoning Regulation Amendment (REG-0028-2026)

MOTION: Mr. Kennedy moved to approve the proposed zoning regulation amendment at Art. VI, Section 20.1 to exempt the Town from a posting of signs requirement for any zoning amendments applicable to multiple properties that require a public hearing, and to provide applicants with an option to conduct mailings where the posting of signs is not feasible, with the modification to replace “Should” at the beginning of subsection B with, “If, in the determination of the Director of Planning & Economic Development or their designee.” Mr. Shanbaum seconded the motion and all members voted in favor.

The reason for the approval is that the proposed amendment is consistent with Section 8-7 (d) of the Connecticut General Statutes, and the purposes of the Zoning Regulations.

The zoning regulation amendment will be effective on May 20, 2026.

RECEIPT OF NEW APPLICATIONS

1. **HOP BROOK BEND LLC – PZC Special Exception Detailed Plan (PSE-0051-2026)** – Special Exception Detailed Plan for adaptive reuse of an existing historic mill building for a brewpub use, including on-site brewing, food service, and on-premises consumption, with associated site improvements at 176 Hartford Road.
2. **TREVOR EDKIN – Zone Change (ZC-0007-2026)** – Change of zone from Business V (B5) to Comprehensive Urban Development (CUD) Zone to allow a medical clinic at 50 Hale Road.

ITEMS FOR FUTURE AGENDA

1. Porter Street Zone Change
2. 59 Concord Road
3. Transfer Enterprises Wetlands Permit and Special Exception Modification
4. Hop Brook Bend LLC
5. 50 Hale Road Zone Change.
6. Historic Zone Map Amendment and Regulation Amendment

7. PZC Special Meeting, June 29

MOTION: Mr. Kennedy moved to close the business meeting. Mr. Shanbaum seconded the motion and all members voted in favor.

The Business Meeting was closed at 8:30 PM.

I certify these minutes were adopted on the following date:

Date

Michael Stebe, Chairperson

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