

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY/AQUIFER PROTECTION AGENCY
FOR THE MEETING OF
JUNE 1, 2026**

MEMBERS PRESENT:

In Person: Michael Stebe, Chairperson
Daniela Luna, Secretary
Teresa Ike
Robert Shanbaum
Zachary Reichelt
Electronically: Patrick Kennedy, Vice Chairperson
Eric Prause
Chris Schoeneberger

ALTERNATE MEMBERS SITTING:

In Person: Maliha Ahsan

ALTERNATES PRESENT:

In Person: Margaret Brewer

ROSEMARIE P. CHIRICO

Zoning Regulation Amendment (REG-0027-2026)

MOTION: Mr. Kennedy moved to continue the public hearing to June 15, 2026. Mr. Reichelt seconded the motion and all members voted in favor.

ROSEMARIE P. CHIRICO

571 and 599 Porter Street

Zone Change (ZC-0006-2026)

MOTION: Mr. Kennedy moved to continue the public hearing to June 15, 2026. Mr. Schoeneberger seconded the motion. Mr. Stebe, Ms. Luna, Ms. Ike, Mr. Shanbaum, Mr. Reichelt, Mr. Kennedy, Mr. Schoeneberger, and Ms. Ahsan voted in favor of the motion. Mr. Prause voted against the motion. The motion passed eight to one.

HOP BROOK BEND LLC

176 Hartford Road

Special Exception Detailed Plan (PSE-0051-2026)

MOTION: Mr. Kennedy moved to approve the 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, with the modifications as specified in an email with the subject: “Staff Review Comments” which was emailed on June 1, 2026, by Renata Bertotti, Deputy Director of Planning, to Joshua Morano, Hop Brook Bend LLC (d.b.a. Lost Realm Craft CO.). 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 and general detailed plan requirements of Art. VI, Sec. 18.7.1.

TOWN OF MANCHESTER
29 Eldridge Street

Mandatory Referral (MR-0002-2026)

MOTION: Mr. Kennedy moved to issue a favorable report regarding the purchase of 29 Eldridge Street. Mr. Schoeneberger seconded the motion. Mr. Stebe, Ms. Luna, Ms. Ike, Mr. Reichelt, Mr. Kennedy, Mr. Prause, Mr. Schoeneberger, and Ms. Ahsan voted in favor of the motion. Mr. Shanbaum voted against the motion. The motion passed eight to one.

The reason for issuing a favorable report is that the purchase of the property will 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.

APPROVAL OF MINUTES

May 4, 2026 – Public Hearing/Business Meeting

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

May 18, 2026 – Public Hearing/Business Meeting

MOTION: Mr. Kennedy moved to approve the minutes as written. Mr. Schoeneberger seconded the motion. Mr. Stebe, Mr. Shanbaum, Mr. Kennedy, Mr. Prause, Mr. Schoeneberger, and Ms. Ahsan voted in favor of the motion. Ms. Luna, Mr. Reichelt, and Ms. Ike abstained. The motion passed six to zero.

RECEIPT OF NEW APPLICATIONS

1. **SINGH REALTY GROUP LLC – Inland Wetland Permit (IWP-0032-2026); Special Exception (PSE-0052-2026); Erosion & Sedimentation Control Plan (ESC-0028-2026)** – Request a special exception under Art. II, Sec 4.2 and Art. III, Sec. 9.4.2A and B for proposed construction of an 8,100 SF office building to be used as the operational hub for

Apache Trucking with accessory garage space and designated trailer spaces at 51 Commerce Road.

2. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0029-2026)** – Provide Separate Zones for Silk Mill and Family Mansion Areas.
3. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zone Change (ZC-0008-2026)** – Provide Separate Zones for Silk Mill and Family Mansion Areas.
4. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0030-2026)** – Proposed comprehensive amendments to the zoning regulations: Recommendation 9: Consolidate Business Zones and Update Permitted Uses.
5. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0031-2026)** – Proposed comprehensive amendments to the zoning regulations: Recommendation 10: Update Commercial, Industrial, and Mixed-Use Zoning District Standards.
6. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0032-2026)** – Proposed comprehensive amendments to the zoning regulations: Recommendation 11: Update Commercial Principal and Accessory Use Regulations.
7. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0033-2026)** – Proposed comprehensive amendments to the zoning regulations: Recommendation 12: Public Act 25-1 Middle Housing Compliance.
8. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zone Change (ZC-0009-2026)** – Merge the B1 zone into the NB zone, except for 307 Highland Street. Merge the B2 and B3 zones into a new AB (Arterial Business) zone. Include 307 Highland Street into AB zone. Merge the B5 zone into the GB zone.
9. **JFB AUTO REPAIR + TIRE / COREY MEYER – Transfer Request (APA-001)** – Transfer request for 390 New State Road.