

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

June 15, 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.

NEW BUSINESS:

1. **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)

PUBLIC HEARINGS:

1. **ROSEMARIE P. CHIRICO** (*Continued from June 1, 2026*) – Zone change from Residence AA Zone to Rural Residence zone at 571 and 599 Porter Street.
 - Zone Change (ZC-0006-2026)
2. **ROSEMARIE P. CHIRICO** (*Continued from June 1, 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.
 - Zoning Regulation Amendment (REG-0027-2026)
3. **TREVOR EDKIN** – Change of zone from Business V (B5) to Comprehensive Urban Development (CUD) Zone to allow a medical clinic at 50 Hale Road.
 - Zone Change (ZC-0007-2026)
4. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION** – To provide separate zones for the Silk Mill and Family Mansion Areas.
 - Zoning Map Amendment (ZC-0008-2026)

5. [TOWN OF MANCHESTER PLANNING & ZONING COMMISSION](#) – Proposed comprehensive amendments to the zoning regulations, Recommendation 7: Create Separate Zones for Silk Mill and Family Mansion Areas.
 - Zoning Regulation Amendment (REG-0029-2026)

NEW BUSINESS:

2. [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)
3. [ROSEMARIE P. CHIRICO](#) – Zone change from Residence AA Zone to Rural Residence zone at 571 and 599 Porter Street.
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 - Zoning Map Amendment (ZC-0008-2026)
6. [TOWN OF MANCHESTER PLANNING & ZONING COMMISSION](#) – Proposed comprehensive amendments to the zoning regulations, Recommendation 7: Create Separate Zones for Silk Mill and Family Mansion Areas.
 - Zoning Regulation Amendment (REG-0029-2026)
7. [TOWN OF MANCHESTER](#) – 296 Broad Street Easements.
 - Mandatory Referral (MR-0003-2026)
8. **ADMINISTRATIVE REPORTS**
 - Upcoming Training Opportunities
9. [APPROVAL OF MINUTES](#)
 - June 1, 2026 – Public Hearing/Business Meeting

10. RECEIPT OF NEW APPLICATIONS

11. ITEMS FOR FUTURE AGENDAS

**TOWN OF MANCHESTER
LEGAL NOTICE**

The Planning and Zoning Commission will hold a public hearing on June 15, 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 (Continued from June 1, 2026) – 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 (Continued from June 1, 2026) – Zone Change (ZC-0006-2026) – Zone change from Residence AA Zone to Rural Residence zone at 571 and 599 Porter Street.

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.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0029-2026) – Proposed comprehensive amendments to the zoning regulations at Art. I, Sec. 2; Art. II, Sec. 4; Art. II, Sec. 5; Art. II, Sec. 6; Art. II, Sec. 7; Art. III, Sec. 8; Art. III, Sec. 9; Art. IV, Sec. 11; Art. IV, Sec. 12; Art. V, Sec. 14; Art. V, Sec. 17; and Art. VI, Sec. 18; Recommendation 7: Create Separate Zones for Silk Mill and Family Mansion Areas.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Map Amendment (ZC-0008-2026) – To provide separate zones for the Silk Mill and Family Mansion Areas. The following properties will be changed from Historic Zone to Family Mansion Zone: **22, 30, 40, 50, 78, 98, 110, 120, and 126 Forest Street; and 79, 99, 131, 139, and 151 Hartford Road.** The following properties will be changed from Historic Zone to Silk Mill Zone: **A portion of 262 Center Street; 49 Cooper Hill Street; 63, 81, 91, 96, and 110 Elm Street; 148 Forest Street; 15 Hall Court; 130, 146, 160, 161, 176, 177, 178, 192, 204, 218 and a portion of 251 Hartford Road; 1090 Main Street; 180 Park Street; a portion of 134, 142, 150, 153, 175, 182, 185, 190, 210, and 230 Pine Street; and 13 Pleasant 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

Memo copied from the June 1 packet

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

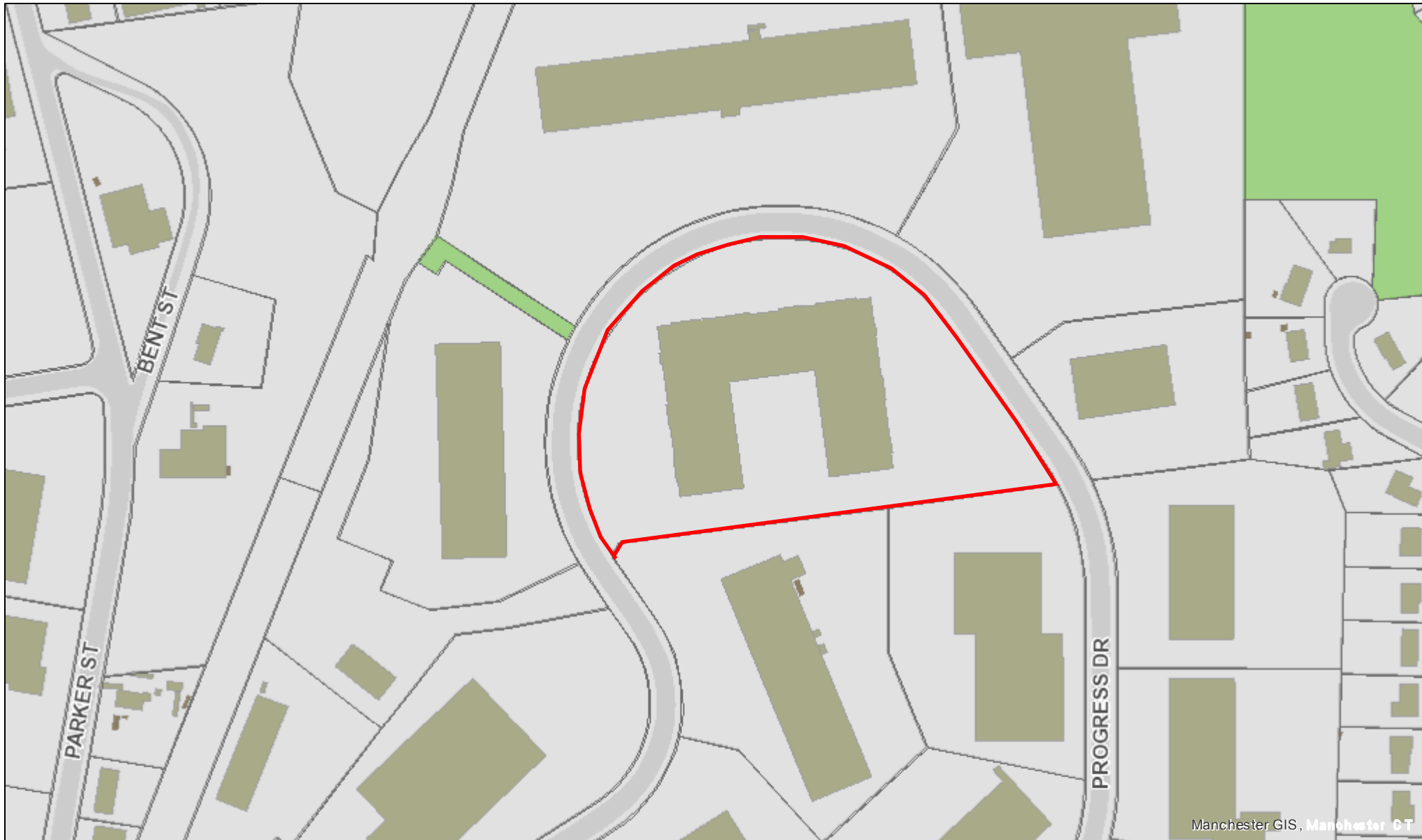
Town staff have reviewed the plans and documents submitted with the application and there are no outstanding comments related to the application.

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 **Memo copied from the June 1 packet**



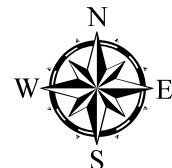
Town of Manchester, CT

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:



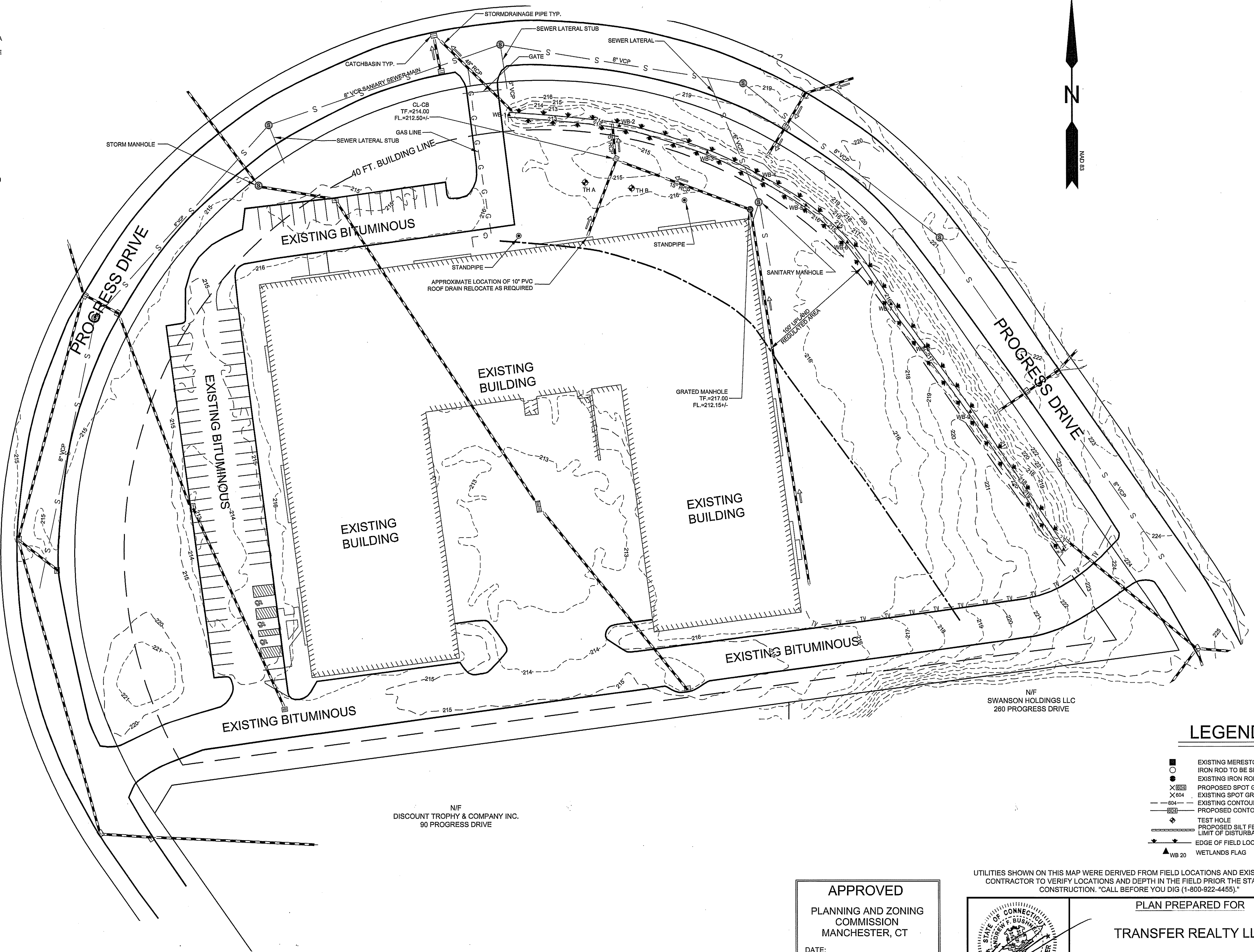
Date: 5/6/2026

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 96. 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
- 9.) THE PROPERTY IS TOGETHER WITH AN EASEMENT FOR A STORM DRAINAGE SYSTEM RECORDED IN VOLUME 675 AT PAGE 319 OF THE TOWN OF MANCHESTER LAND RECORDS
- 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
- TEST HOLE
- PROPOSED SILT FENCE/
- LIMIT OF DISTURBANCE
- EDGE OF FIELD LOCATED WETLANDS
- WETLANDS FLAG

UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR TO THE START OF ANY CONSTRUCTION. "CALL BEFORE YOU DIG (1-800-922-4455)."

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 72-156 AS AMENDED BY PA 73-571 AND ARE SUBSTANTIALLY ACCURATELY REPRESENTED ON THIS PLAN.

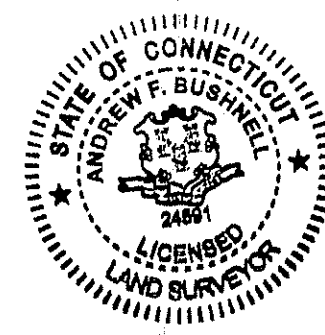
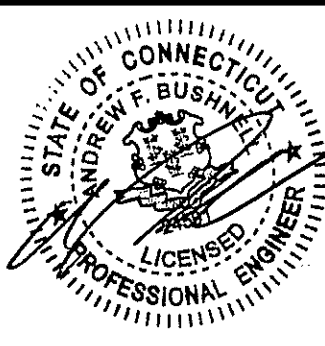
RICHARD ZULICK
CERTIFIED SOIL SCIENTIST

1/30/2025
DATE

GRAPHIC SCALE
0' 40' 80' 120'
SCALE 1"=40'

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

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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:

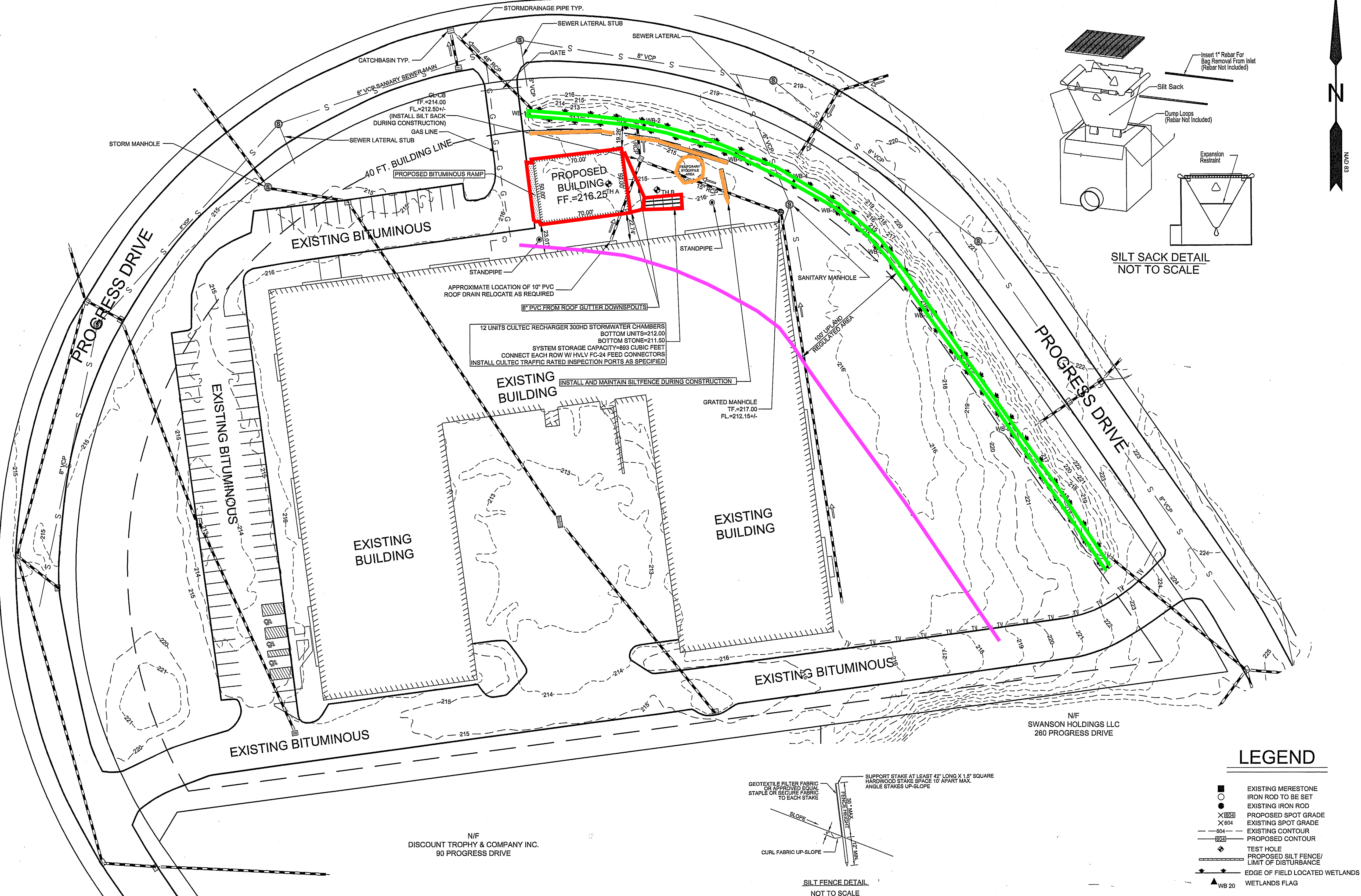
PREPARATION: FINE GRADE AND RAKE SOIL SURFACE TO REMOVE STONES LARGER THAN 2" IN DIAMETER. INSTALL SEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS AS REQUIRED. APPLY LIMESTONE AT A RATE OF 2 TONS/AC. OR 90 LBS./1000 SQ.FT. FERTILIZE WITH 10-10-10 AT A RATE OF 300 LBS./AC. OR 7.5 LBS.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



N/F
DISCOUNT TROPHY & COMPANY INC.
90 PROGRESS DRIVE

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

UTILITIES SHOWN ON THIS MAP WERE DERIVED FROM FIELD LOCATIONS AND EXISTING MAPPING CONTRACTOR TO VERIFY LOCATIONS AND DEPTH IN THE FIELD PRIOR THE START OF ANY CONSTRUCTION. "CALL BEFORE YOU DIG (1-800-922-4455)."

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

Memo copied from the June 1 packet

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

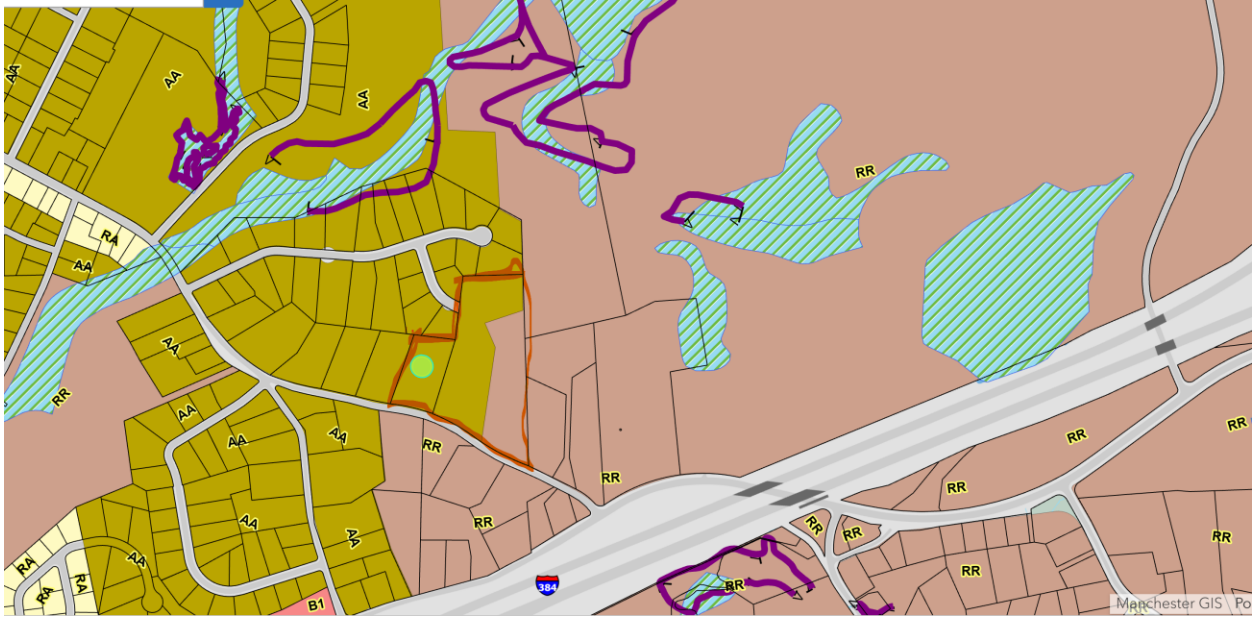
In December 2012, the Planning and Zoning Commission denied a prior request to rezone the same area described above. Review of the meeting minutes indicates that the Commission at that time did not consider the location appropriate for agricultural uses. The Commission further determined that an intensification 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.

Memo copied from the June 1 packet



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.

Memo copied from the June 1 packet

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	—	—	—	—	—	—	—

T O C	Article I	Article II Use Regulations	Article III	Article IV	Article V	Article VI	Article VII	App- endix
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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

T O C	Article I	Article II Use Regulations	Article III	Article IV	Article V	Article VI	Article VII	Appendix
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**TOWN OF MANCHESTER
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**

TO: Planning and Zoning Commission

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

DATE: June 10, 2026

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

The Commission continued the public hearing on the above-referenced application on June 1, 2026.

1. Please see attached revised proposal submitted by the applicant.
2. While no formal requests for additional information were made, the following topics were discussed and are addressed below.

How many properties would be affected?

Based on our analysis, 94 parcels (74%) in the RR zone are larger than 2 acres and could potentially be affected by this regulatory amendment. See the attached map.

How are other towns handling similar uses?

A search across Google, Claude AI, and ChatGPT did not surface direct references to "wood processing and sale" in Connecticut zoning regulations. The closest comparable use found in other towns' regulations is the sawmill. Towns that regulate sawmills by zoning tend to be more rural in character than Manchester. Examples include:

Bozrah- Saw Mill allowed under special exception. Special requirements in Bozrah are:

- a. Minimum lot size ten (10) acres
- b. Machinery used in the mill activity shall be located at least 125 feet from a property line.
- c. Driveways, parking, and vehicle maneuvering area shall be located to minimize adverse visual and safety impacts on nearby residential property.
- d. The Commission may require vegetative screening, fencing, earth berms, or other buffers to decrease noise impacts on the surrounding area.
- e. Saw mills shall not be operated before 7:00 AM or after 7:00 PM, and shall not operate at all on Sundays.

Colchester – allows Temporary Saw Mill by Special Permit in the RU District subject to the following conditions:

- a. Such operations shall be conducted between the hours of 7 A.M. to 6 P.M.
- b. No operation, except the felling of trees, shall occur within 300 feet of a residence or any adjacent property.

The RU District in Colchester is a Rural Use District with a minimum lot area of 80,000 sq. ft. Neither Saw Mill nor a Temporary Sawmill are defined in their zoning regulations.

East Lyme – allows Sawmills by Special Permit in RU-80 (minimum lot area 80,000 sq. ft.), RU-120 (minimum lot area 120,000 sq. ft.), and RU-200 (minimum lot area 200,000 sq. ft.). Special requirements in East Lyme are that the sawmill:

- a. Must be located on a lot of not less than five (5) acres.
- b. All operations must be carried out not less than 100 feet from any street or property line.
- c. All sawing operations must be carried on at a distance of not less than 500 feet from any residence, except a residence on the same premises.

Glastonbury – allows Sawmills in CR (minimum lot area 80,000 sq. ft.) and RR (minimum lot area 40,000 sq. ft.) zones under Special Permit in accordance with the provisions of Section 12 of the Glastonbury Zoning Regulations. Section 12 sets application and approval criteria for review of applications that require a Special Permit in Glastonbury.

Accessory Use — Definitions

The following definitions of "Accessory Use" are drawn from the American Planning Association's *Planner's Dictionary* (2002), a widely used reference in the planning profession. Each reflects language from zoning regulations across the country:

- **Fort Wayne, Indiana:** A structure or use that (1) is located on the same lot, tract, or development parcel as the primary nonresidential building; (2) is clearly incidental to and customarily found in connection with a primary building or use; and (3) is subordinate to and serves a primary building or use.
- **San Bernardino, California:** A use incidental to and customarily associated with a specific principal use, located on the same lot or parcel.
- **Montgomery County, Maryland:** A use that is (1) customarily incidental and subordinate to the principal use of a lot or main building, and (2) located on the same lot as the principal use or building. Also includes temporary structures or trailers used for construction administration or real estate sales during the period of development or sales within the same site or subdivision.
- **Oxford, Connecticut:** A use that is incidental and subordinate to that of the main building or use of land, located on the same lot and under the same ownership in all respects.
- **Santa Rosa, California:** A use or structure subordinate to the principal use of a lot or principal building on the same lot, serving a purpose clearly incidental to a permitted principal use, and compatible with the principal permitted uses or structures authorized under applicable zoning regulations.

- **Golden, Colorado:** A use which (1) is subordinate to and serves the principal building or use; (2) is subordinate in area, extent, and purpose to the principal building or use served; and (3) contributes to the comfort, convenience, or necessity of occupants of the principal building or use served.

Attachment

R:\Planning\PZC\2026\06 - June 15\REG-0027-2026 – Reg Amendment (Chirico)- Staff memo.docx

Revised Proposal

Application Narrative – Text Amendment

Applicant: Rosemarie P. Chirico
Revised: June 10, 2026

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

Specifically, the Applicant proposes to amend **Article II, Table 5.1** to add Processing/Sale of Firewood as a Special Exception (SE) use in the RR zone.

Accessory Use	RR
Processing/Sale of Firewood	SE

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

7.35 Processing/Sale of Firewood

Accessory processing and/or sale of firewood are permitted in the RR Zone by Special Exception in accordance with Article VI, Section 18.10 and the following additional criteria:

- The applicant must reside on the parcel and the use must be accessory to the principal residential use of the parcel;
- The parcel must contain a minimum lot size of 2 acres;
- The area used for processing of firewood shall not exceed 25% of the total lot area;
- No additional driveway curb cuts shall be permitted to serve the operation;
- Access from the public street shall have adequate line of sight for customers entering and exiting the site;
- An off-street loading area must be available for customers for picking up firewood;
- Operations are limited to being conducted by the resident of the property and no more than 1 non-resident or non-family employee.
- 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;
- The Commission may set additional restrictions to mitigate the potential for impacts upon surrounding properties. Restrictions may include, but are not limited to, hours of operations and buffering of storage and processing areas.

Commented [DR1]: Requiring a Special Exception will allow the commission to review sites on a case by case basis.

Commented [DR2]: This is new and suggested to demonstrate that the use is accessory to the primary residential use of the property.

Commented [DR3]: I believe this is better for the commission than setting specific restrictions on operational hours and landscaped buffers/screening in the regulation itself. Depending on the site, these restrictions may vary.

Town of Manchester Rural Residential Zone Parcels



Zone Description	Parcels in Zone	% of Total Land Area
Rural Residence - All	126	40.00%
Rural Residence - 2+ Acres	94	39.54%

Legend

- RR Parcels > 2 Acres
- RR Parcels < 2 Acres



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, TomTom, Garmin, (c) OpenStreetMap contributors, and the GIS User Community

Memo copied from the June 1 packet

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:

Memo copied from the June 1 packet

“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.

Memo copied from the June 1 packet

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

Memo copied from the June 1 packet

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: June 5, 2026

RE: Trevor Edkin– ZC-0007-2026
Zone Change from B5 to CUD – 50 Hale Road

Introduction

The applicant is requesting a zoning map amendment to change the zoning designation of 50 Hale Road from Business V (B5) to Comprehensive Urban Development (CUD).

Located within Manchester's Buckland commercial corridor, 50 Hale Road is an approximately 6.76-acre developed commercial property currently zoned Business V (B5) and located within the Design Overlay Zone. The site contains an existing Raymour & Flanigan Furniture and Mattress Showroom and Outlet, associated parking areas, and a Chipotle restaurant.

The applicant has indicated an interest in utilizing a portion of the Raymour & Flanigan building for a medical clinic tenant. Medical clinics are not currently permitted in the B5 Zone but are permitted as-of-right within the CUD Zone.

Relationship to Surrounding Zoning and Development

The subject property is situated within an established regional commercial area characterized by a variety of retail, service, office, entertainment, and restaurant uses. Surrounding development includes large-format retail establishments, commercial plazas, and regional shopping destinations located along Hale Road, Buckland Hills Drive, and Tolland Turnpike.

The site has direct access to Hale Road and convenient connections to Interstate 84 as well as the broader regional transportation network. The area is fully served by public infrastructure, including municipal roads and utilities, and is predominantly commercial in character.

Relationship to the Plan of Conservation and Development

In evaluating the proposed zoning map amendment, the Commission is required to consider its consistency with the Town's Plan of Conservation and Development, Manchester NEXT (POCD).

The 2023 Manchester NEXT Conservation and Growth Map designates the subject property as *Retrofit Growth*. The POCD describes *Retrofit Growth* areas as follows:

"Areas that are generally located along transportation corridors, connecting activity centers and destinations in Town. These sectors are mainly developed but still contain underutilized parcels, such as the Buckland Hills district. Most are defined by a conventional, auto-oriented suburban pattern of primarily commercial development. The larger, deeper parcels and lack of an identifiable character in this sector lend themselves to a change in the development pattern and the addition of multi-family and mixed-use buildings. New development, redevelopment, or the reuse of existing land and buildings can better meet the Town's goals of achieving more walkable and bikeable corridors and neighborhoods and enhancing community character."

The Commission should consider whether the proposed rezoning advances the goals and policies associated with the *Retrofit Growth* designation and whether the requested change is consistent with the long-term vision established in the POCD.

For the Commission's Consideration

When acting on a proposed zoning map amendment, the Commission is required by 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.

The Commission should also review the attached principal and accessory use tables for the B5 and CUD zoning districts to evaluate the differences in permitted uses and to assess any potential impacts the proposed zoning change may have on surrounding properties and the broader commercial area.

Special Consideration

The Commission should be aware that the Town is currently considering a comprehensive zoning update that includes a proposed zoning map amendment to convert all existing B5-zoned properties to the General Business (GB) Zone, as well as a related zoning regulation amendment that would permit medical clinics within the proposed GB Zone.

These proposed amendments are scheduled for Commission review on June 29. At the time this application was filed, however, the current Zoning Regulations did not permit medical clinics in either the B5 Zone or the proposed GB Zone. Therefore, the applicant's request should be evaluated based on the regulations and zoning districts currently in effect.

RB

Attachment

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



InSite Engineering
98 Fair Street, Guilford, CT 06437

May 8, 2026

Narrative

Change of Zone Application

50 HALE RD , MANCHESTER, CT 06042

Parcel Number 263000050

Owner / Applicant: MANCHESTER HALE ROAD LLC (Raymour and Flanigan)

6.8 acre property located at 50 Hale Road, Manchester, south of Deming Street and north of I-84.

Application seeks a Zone Change from the B-5 (Business 5) Zone to the CUD (Comprehensive Urban Development) Zone to allow for a 30,000 SF medical clinic within the existing retail footprint.

Current Zone: B5 (Business 5)

Existing Uses: Retail (Raymour & Flanigan Furniture Showroom - 91,760 sf); Restaurant pad (2,185 sf)

Proposed Zone: CUD (Comprehensive Urban Development)

Proposed uses: Retail (Raymour & Flanigan Furniture Showroom - 61,760 sf); Restaurant pad (2,185 sf); Medical Clinic (30,000 sf)(consistent with Title 19, Section 19-13-D45 of the Regulations of Connecticut State Agencies and licensed by the State Department of Health).

Adjacent Zoning (see attached Map): CUD - south
B5 - west
SDC - north

Existing site access and parking (339 spaces) to remain.

Parking Required:

Raymour & Flanigan Furniture Store: 61,760 sf @ 0.86*/1,000 = 53 spaces

Proposed Medical clinic 30,000 sf @ 1/150 = 200 spaces

Chipotle Rrestaurant @ 1/3 seats + ½ employees = 22 spaces

Total = 275 spaces required (<339 provided)

* Note: 0.86 parking stalls required / 1,000 sf of Furniture store per "Parking Generation, 5th Ed." by The Institute of Transportation Engineers"

Property will continue to be served with minimal impact to existing utilities:

Electric, Gas: Eversource

Water, Sewer: Town of Manchester

Prepared by:

InSite Engineering, P.C.

Michael C. Marinis, P.E.

InSite Engineering, P.C.
98 Fair Street, Guilford, CT 06437
860-834-8806
mike@siteengineering.pro

ArcGIS Web Map



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.

1:5,075

Author:



Date: 6/10/2026

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	—

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
Congregate Housing	—	—	—	—	—	—	—	—	SP	—	—	P	—
Continuing Care Retirement Community	—	—	—	—	SE	—	—	—	SP	—	—	P	—
Contractor Shop	—	—	—	—	—	—	—	—	—	—	SE	—	P
Contractor Yard	—	—	—	—	—	—	—	—	—	—	—	—	P
Convalescent Home	—	—	—	—	SE	—	—	—	SP	—	—	P	—
Convenience Store	P	P	P	P	P	P	P	P	SP	—	SP	P	—
Craft Café	—	—	—	—	—	—	—	—	—	—	—	—	P
Cultural Institution	—	—	—	—	—	—	—	—	SP	—	SP	P	—
Data Processing	—	—	—	—	—	—	P	—	—	—	—	P	—
Driving Range	—	—	—	—	—	—	—	—	—	—	—	—	P
Dry Cleaner	—	—	—	—	—	—	P	—	—	—	SE	—	—
Educational Institution or Facility	—	SE	SE	—	P	SE	—	—	SP	—	SE	SE	SE
Equipment Rental or Leasing	—	—	—	—	—	P	P	—	—	—	—	—	—
Family Child Care Home	—	—	—	—	—	P	P	—	SP	SP	—	—	—
Fitness Club	—	P	P	P	—	P	—	P	—	—	—	—	P
Fleet Parking	—	—	—	—	—	—	—	—	—	—	—	—	SE
Funeral Parlor	—	P	P	—	—	P	—	—	—	—	—	—	—
Gas Station	—	SE ⁸	SE ⁸	SE	—	SE ⁸	—	—	SE ⁹	—	—	P	—
General Office	P	P	P	—	P	P	P	P	SP	—	SP	P	P
Government Building or Use	—	—	—	—	—	—	—	—	—	—	SP	—	—
Group Child Care Home	SE	SE	SE	—	—	SE	SE	—	SE	—	SE	SE	—
Heavy Industrial	—	—	—	—	—	—	—	—	—	—	—	—	SE
Historic Mill Conversion to Multi-Family	SE	SE	SE	SE	—	SE	—	SE	SE	—	—	—	SE
Hospital	—	—	—	—	—	—	—	—	—	—	—	P	—
Hotel	—	P	P	P	P	P	—	—	—	—	SP	P	P
Hotel/Motel Conversion to Multi-Family	—	—	—	—	—	SE	—	—	—	—	—	—	—
Independent Living Facility	—	—	—	—	SE	—	—	—	SP	—	—	P	—
Indoor Entertainment Facility	—	P	P	—	—	P	—	—	—	—	SP	P	—
Indoor Farming	—	—	—	—	—	—	—	—	—	—	SP	SE	P
Indoor Recreation Facility	—	P	P	P	—	P	—	—	SE	—	SP	P	P
Industrial Office	—	—	—	—	—	—	—	—	—	—	—	—	P
Inn	—	—	—	—	—	—	—	—	—	SE	SE	—	—

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
Laundromat	—	—	—	—	—	—	P	—	—	—	SE	—	—
Library	—	—	—	—	P	—	—	—	—	—	SP	—	—
Light Industrial	—	—	—	—	—	SE	—	—	—	—	—	SE	P
Light Manufacturing	—	—	—	—	—	—	—	—	SE	—	—	SE	P
Manufacturing	—	—	—	—	—	—	—	—	—	—	—	—	P
Medical Clinic	—	—	—	—	—	—	P	—	—	—	SP	P	—
Membership Organization	—	P	P	—	P	P	—	—	SP	—	SP	—	—
Mixed-Use Development	P ⁴	P ⁴	P ⁴	—	P	SE	P ⁴	P ⁴	SP	—	SP	SE	—
Municipal Building or Facility	—	P	P	P	—	P	—	—	SP	—	—	P	—
Municipal Office	P	P	P	—	P	—	P	—	—	—	—	—	—
Municipal Park or Playground	—	—	—	P	—	—	—	—	SP	—	SP	—	—
Municipal Parking	—	P	P	—	P	P	—	—	—	—	—	—	—
Nursery	—	—	—	—	—	—	—	—	—	—	SP	—	—
Outdoor Go-Kart Track	—	—	—	—	—	SE	—	—	—	—	—	—	—
Outdoor Recreation Facility	—	P	P	P	—	P	—	—	SE	—	SP	P	P
Package Store	SE	P	P	P	P	P	P	P	SP	—	SP	—	—
Personal Service Establishment	P	P	P	P	P	P	P	P	SE	—	SP	P	—
Place of Worship	—	SE	SE	—	—	SE	—	—	—	—	SE	SE	SE
Printing Establishment	—	P	P	—	—	P	—	—	—	—	—	—	—
Public Utility Building or Structure	SE	P	P	P	SE	P	SE	P	SP	—	—	SP	P
Repair Shop	—	—	—	—	—	—	P	—	—	—	SP	—	—
Research & Development	—	—	—	—	—	—	—	—	SE	—	SE	P	P
Residential, Live/Work	—	—	—	—	P	—	—	—	—	—	SP	—	—
Residential, Multi-Family	—	—	—	—	P ⁷	SE	—	—	SP	—	SP	SE	—
Residential, Senior Multi-Family	—	—	—	—	SE	—	—	—	SP	—	—	P	—
Residential, Single-Family	—	—	—	—	—	—	—	—	SP	SP	—	—	—
Restaurant	P	P	P	P	P	P	P	P	SE	—	SP	P	P
Retail Food Establishment	P	P	P	P	P	P	P	P	SP	—	SP	P	—
Retail Store	P	P	P	P	P	P	P	P	SE	—	SP ³	P	—
Self-Storage Facility	—	—	—	—	—	SE	—	—	—	—	—	—	P
Shopping Center	—	—	—	P	—	—	—	—	—	—	—	P	—
Shopping Mall	—	—	—	—	—	—	—	—	—	—	—	P	—

T O C	Article I	Article II Use Regulations	Article III	Article IV	Article V	Article VI	Article VII	Appendix
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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
Telecommunications Facility	—	—	—	—	—	—	—	—	—	—	—	P	—
Theater	—	P	P	—	P	P	—	—	SP	—	SP	P	—
Warehousing	—	—	—	—	—	SE	—	—	SE	—	—	SE	P
Wholesale Establishment	—	P	P	—	P	—	—	—	SE	—	—	SE	P
Wireless Telecommunications Facility	SE	SE	SE	SE	P	P ⁵	P ⁵	—	SP	SP	—	P ⁵	P ⁵

1. See Section 9.2 for conditions that require a Special Exception.
2. See Section 9.7 for conditions that require a Site Plan approval or Special Exception.
3. See Section 10.17.2 for permit requirements and procedures.
4. See Section 6.22.2 for conditions that require a Special Exception.
5. See Section 6.38.4 for conditions that require a Special Exception.
6. Changes to site layout require Site Plan approval (SP), regardless of whether the use is permitted (P).
7. Residential units on the second floor and above.
8. Limited to gas stations legally developed or approved prior to February 15, 1972, which shall be a legal and conforming use.
9. Limited to gas stations legally developed or approved prior to May 4, 1981, which shall be a legal and conforming use.

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

Accessory Use	B1	B2	B3	B5	CBD	GB	NB	SDC ⁴	H-SM	H-FM	FBZ	CUD ³	IND
Central Fuel Distribution System	P	P	P	P	P	P	P	P	P	P	P	P	P
Community Building	—	—	—	—	—	—	—	—	—	—	P	P	—
Dormitory	—	—	—	—	—	—	—	—	P	P	—	—	—
Drive-Thru	—	—	—	P	—	SE	SE	SE	—	—	SE	—	—
Electric Vehicle Charging Station	P	P	P	P	P	P	P	P	P	P	P	P	P
Family Child Care Home	P	P	P	P	P	P	P	P	P	P	P	P	—
Family Resource Center	—	—	—	—	—	—	—	—	—	—	—	—	—
Farmers' Market	—	—	—	—	—	—	—	—	—	—	P	—	—
Farmstand	—	—	—	—	—	—	—	—	—	—	P	—	—
Home Occupation	—	—	—	—	—	—	—	—	—	P	P	—	—
Incinerator	P	P	P	P	P	P	P	—	—	—	—	—	—
Live Entertainment or Dancing	—	—	—	—	—	—	—	—	—	—	P	—	—
Loading Area	P	P	P	P	P	P	P	P	P	—	P	P	P
Off-Street Parking	P	P	P	P	P	P	P	P	P	P	P	P	P
Outdoor Dining ⁵	P	P	P	P	P	P	P	P	P	—	P	P	P
Outdoor Entertainment	SE	SE	SE	SE	SE	SE	—	SE	—	—	SE	—	SE
Outdoor Storage	SE	SE	SE	SE	SE	SE	SE	SE	—	—	—	—	P
Outdoor Vending	P	P	P	P	—	—	—	—	—	—	P	P	P
Public Utility Building or Structure	P	P	P	P	P	P	P	P	—	—	—	P	—
Seasonal Vestibule	—	—	—	—	P	—	—	—	—	—	—	—	—
Signs	P	P	P	P	P	P	P	P	P	P	P	SE	P
Solar Energy System	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P	P	P	P	P	P
Sports Court	—	—	—	—	—	—	—	—	P	P	P	P	—
Swimming Pool	—	—	—	—	—	—	—	—	P	P	P	P	—
Wireless Telecommunications Antenna	P	P	P	P	P	P	P	—	P	P	P	P	P

1. See Section 7.32 and 9.2D for conditions that require a Special Exception.
2. See Section 7.2 for restrictions and Special Exception requirements.
3. Changes to site layout require Site Plan approval (SP), regardless of whether the use is permitted (P).
4. See Section 9.7 for conditions that require a Site Plan approval or Special Exception.
5. See Section 7.24 for standards and administrative permit requirements for seasonal outdoor dining that is not located within a permanent dedicated outdoor dining space.

Historic Zone – Proposed Regulation and Map Amendment

Town of Manchester Comprehensive Zoning Update



Date: 4/21/26

Recommendation 7: Provide Separate Zones for Silk Mill and Family Mansion Areas

Purpose: Restructure the historic zone regulations to establish the Silk Mill and Family Mansion areas as separate zoning districts to allow the regulations for each zone to be tailored to each zone and to classify the Family Mansion area as a residential zone.

Description: This recommended amendment does the following:

- Establishes the Silk Mill area of the Historic Zone as the “Silk Mill” zone, a commercial zoning district, and provides a new purpose statement for the zone.
- Establishes the Family Mansion area of the Historic Zone as the “Family Mansion” zone, a residential zoning district; provides a new purpose statement for the zone; relocates the zone from the commercial/industrial/mixed-use principal and accessory use summary tables to the residential principal and accessory use summary tables; and relocates the development standards from the commercial/industrial/mixed-use standards table to the residential standards table.
- Changes references across the regulations from “Historic Zone” to “Family Mansion” and “Silk Mill” zones as appropriate.
- Amends the official zoning map to update the zone labels and names.

Geographic Extents: Historic Zone

POCD Consistency: Protection of the district is supported by the Manchester Next Plan, which identifies the Cheney Brothers National Historic Landmark District as a cultural resource and as a special district that should be prioritized for preservation in the Conservation and Growth map.

Context: Uniformity across a zoning district is a best practice and the provision of different standards across the same zone (as is the case for the Silk Mill and Family Mansions area) runs against the uniformity principle of zoning as established through a long history of case law. Additionally, Public Act 25-1 requires that “transit community middle housing” or “mixed-use development” be allowed on any lot that is zoned for a commercial or mixed-use. Because the Family Mansion area is within the Historic Zone, those properties would be subject to that requirement.



Historic Zone – Proposed Regulation and Map Amendment

Recommended Zoning Amendments (text to be removed in ~~strike through~~, text to be added in **red**)

1. Establish the Family Mansion zone and Silk Mill zone as separate base zoning districts with the Family Mansion zone classified as a residential district and the Silk Mill zone remaining a commercial district. Amend and replace the existing Historic Zone purpose statement to provide unique purpose statements for each as Sections 2.1.4 and 2.2.9 as follows:

2.1.4 Family Mansion Zone (FM)

The purpose of this zone is to protect the historic residential buildings of the Cheney Brothers Historic District while allowing for their reuse for select residential, commercial, or mixed-uses that allows for the preservation and continued productive use of those structures.

2.2.9 ~~Historic Zone (H)~~

~~The purpose of this zone is to allow development that will protect, preserve, and enhance the unique historical and architectural qualities of historic places of the Cheney Brothers Historic District and provide a redevelopment potential for residential, office, commercial and industrial uses. The Historic Zone is divided into the Silk Mill area (H-SM) and the Family Mansion Area (H-FM).~~

2.2.9 Silk Mill Zone (SM)

The purpose of this zone is to allow development that will protect, preserve, and enhance the unique historical and architectural qualities of historic places and structures of the Cheney Brothers Historic District while allowing for redevelopment including residential, office, commercial, and industrial uses.

2. Remove the Family Mansion Zone list of permitted principal uses from the Section 4.2 Principal Uses: Commercial, Industrial, and Mixed-Use Zones and relocate to the Section 4.1 Principal Uses: Residential Zones use summary table indicating the permitted uses as shown below and provide a footnote referencing new Section 12.3:

Use	FM ²
Bed & Breakfast	SE
Group Child Care Home	P
Inn	SE
Residential, Single-Family	SP
Wireless Telecommunications Facility	SP
2. See Section 12.3 for historic standards and requirements applicable to uses in the Family Mansion zone.	



Historic Zone – Proposed Regulation and Map Amendment

4. Remove the Family Mansion zone list of permitted accessory uses from the Section 5.2 Accessory Uses: Commercial, Industrial, and Mixed-Use Zones and relocate to the Section 5.1 Accessory Uses: Residential Zones use summary table indicating the permitted uses shown at right and provide a footnote referencing new Section 12.3:

Accessory Use	FM ²
Accessory Building or Structure	P
Accessory Dwelling Unit	P
Antennae or Dish	P
Dormitory	P
Electric Vehicle Charging Station	P
Family Child Care Home	P
Home Occupation	P
Off-Street Parking	P
Signs	P
Solar Energy System	P
Sports Court	P
Swimming Pool	P
Wireless Telecommunications Antenna	P
2. See Section 12.3 for historic standards and requirements applicable to uses in the Family Mansion zone.	

5. Change the Historic Zone abbreviation (H) in the Section 9.1 Commercial, Industrial, and Mixed-Use Zone Bulk Standards to a Silk Mill abbreviation (SM).
6. Add the Family Mansion Zone to the Section 8.1 Residential Zone Bulk Standards, providing the standards currently presented in the Section 9.1 table for the Historic zone and add footnotes as follows:

Zone	Max. Building Density (per acre)	Max. Building Height (ft) ^C	Max. Building Area of Lot (%)	Min. Lot Area (sf)	Min. Lot Frontage (ft)	Min. Building Line Dimension (ft)	Min. Front Yard (ft)	Min. Side Yard (ft)	Min. Rear Yard
FM ^E	—	40 ^F	—	—	—	—	See Item G below	15 ^{G,H}	30 ^{G,H}
E. See Section 12.3 for historic standards and requirements applicable to the Family Mansion zone. F. New principal buildings shall not exceed the height of existing principal buildings adjacent to the new building. G. The minimum front yard and side yard requirements abutting public streets for new buildings shall be the same as the greatest existing front or side yard dimension on adjacent properties. Additions to existing buildings shall not encroach into those existing yard dimensions. If the Commission determines that a lesser yard requirement would be more suitable for a particular site or building and would not impair the intent of these regulations, it may waive this requirement and establish a different yard requirement. H. With the exception of buildings developed prior to May 4, 1981, all lots, parcels, sites or tracts that abut residential zones shall be developed at the abutting line with side and/or rear yards equal to the side and rear yards of any abutting residential zone.									



Historic Zone – Proposed Regulation and Map Amendment

7. Replace the Section 9.5 Historic Zone regulations with the following:

9.5 Silk Mill Zone (SM)

9.5.1 Purpose

See Section 2.2.9

9.5.2 Historic Standards

See Section 12.3 for historic standards and requirements applicable to the Silk Mill Zone.

9.5.3 Industrial Uses

New industrial uses and expansion of all industrial uses shall be approved by the Cheney Commission. No such approval shall be given unless the Commission finds that the new use or the expansion of the use is compatible with other planned uses in the zone.

9.5.4 Single Family Dwellings

Single-family dwellings in the Silk Mill zone existing as of October 2, 1989 may continue to be utilized on lots conforming to the following minimum requirements:

- A. Maximum buildable area of lot: 30%
- B. Minimum lot area: 18,000 square feet
- C. Minimum front area: 40 feet
- D. Minimum rear yard: 30 feet
- E. Minimum side yard: 15 feet

9.5.5 Elderly Housing Uses

The following elderly housing uses shall only be permitted in existing buildings in the Silk Mill zone: assisted living facilities, congregate housing, convalescent homes, continuing care retirement communities, independent living facilities, and senior multi-family residential.



Historic Zone – Proposed Regulation and Map Amendment

8. Relocate Section 9.5.2 through 9.5.11 to new section 12.3 Historic Standards for Family Mansion and Silk Mill Zones as shown below; replace all references to “Historic Zone” with “Family Mansion and Silk Mill Zones” and replace all reference to “zone” with “zones”; and update all cross-references to Section 9.5 across the regulations to Section 12.3.

12.3 Historic Standards for Family Mansion and Silk Mill Zones

This Section 12.3 shall be applicable to all properties in the Family Mansion and Silk Mill Zones.

12.3.1 Development Criteria and Considerations

Place text from Section 9.5.2 here

12.3.2 Building Rehabilitation

Place text from Section 9.5.3 here

12.3.3 Construction of New Buildings

Place text from Section 9.5.4 here

12.3.4 Site Development Criteria

Place text from Section 9.5.5 here

12.3.5 Site Design

Place text from Section 9.5.6 here

12.3.6 Off-Site Parking for Inns

Place text from Section 9.5.7 here

12.3.7 Fire Protection

Place text from Section 9.5.8 here

12.3.8 Utilities

Place text from Section 9.5.9 here

12.3.9 Site Preservation, Landscaping, and Screening

Place text from Section 9.5.10 here

12.3.10 Review of Applications

Place text from Section 9.5.11 here



Historic Zone – Proposed Regulation and Map Amendment

9. Amend the following sections to change reference from "Historic Zone" to "Family Mansion and Silk Mill Zones":
 - Sections 6.5.G; 6.17.3, 6.19 Items A and E; 6.38.3.B, 6.38.7.B.3; 7.11.2; 7.31; 7.34; 14.7.3; 14.13.3; 17.4.6 and 17.4.6.G; 18.7.7
10. Amend the following sections to change reference from "Historic Zone" to the "Silk Mill Zone" or from "Historic Silk Mill Zone" to "Silk Mill Zone" as appropriate.
 - Sections 9.1 (Footnote C); 11.1.5.A.1, 11.1.5.A.2.a, 11.1.5.A.2.b, 11.1.5.A.2.e, and 11.1.5.B
11. Amend Section 14.8 Noise Abatement as follows:

14.8 Noise Abatement

Within all ~~business zones~~, **commercial and** industrial zones, ~~and the Historic Zone~~, all machinery and devices such as ventilation fans, drying fans, air compressors, air-conditioning units, etc. shall be shielded and insulated in a manner that shall deaden noise and deflect sound waves away from abutting premises.

12. Revise Section 7.32.2. and 7.32.2.E (Solar Energy Systems) as follows:

7.32.2 General Standards for Freestanding Solar Energy Systems in the RR, AA, RA, RB, RC, RM, PRD, EHD, **FM**, and **SM** ~~Historic Zones~~.

- E. The following additional requirements apply to solar energy systems in the **Family Mansion and Silk Mill Zones** ~~Historic Zone~~:
 1. To ensure that the unique historical and architectural qualities of the ~~Historic Zone~~ **Family Mansion and Silk Mill Zones** are preserved in accordance with Section ~~9.5 Historic Zone~~ **12.3 Historic Standards for Family Mansion and Silk Mill Zones**, the Cheney Brothers National Historic District Commission will review the Detailed Plan for conformance with the U.S. Secretary of Interior's Standards for Rehabilitation and Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings and make a recommendation to the Planning and Zoning Commission. The **Planning and Zoning** Commission will then review and act upon the Detailed Plan prior to the issuance of a building permit.
 2. Applicants shall demonstrate to the Commission's satisfaction that any proposal for solar energy systems in the ~~Cheney-Family Mansion Zone Area as outlined in the Preservation and Development Plan for the Cheney Brothers National Historic Landmark District, dated April, 1980,~~ shall not be visible from the public street.

13. Amend the Official Zoning Map to replace "H-FM" with "FM" and "H-SM" with "SM" on both the map and the Key. Replace "Historic (Family Mansion area)" with "Family Mansion" and "Historic (Silk Mill area)" with "Silk Mill" in the Key.

Current Regulations

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	—

Current Regulations

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
Congregate Housing	—	—	—	—	—	—	—	—	SP	—	—	P	—
Continuing Care Retirement Community	—	—	—	—	SE	—	—	—	SP	—	—	P	—
Contractor Shop	—	—	—	—	—	—	—	—	—	—	SE	—	P
Contractor Yard	—	—	—	—	—	—	—	—	—	—	—	—	P
Convalescent Home	—	—	—	—	SE	—	—	—	SP	—	—	P	—
Convenience Store	P	P	P	P	P	P	P	P	SP	—	SP	P	—
Craft Café	—	—	—	—	—	—	—	—	—	—	—	—	P
Cultural Institution	—	—	—	—	—	—	—	—	SP	—	SP	P	—
Data Processing	—	—	—	—	—	—	P	—	—	—	—	P	—
Driving Range	—	—	—	—	—	—	—	—	—	—	—	—	P
Dry Cleaner	—	—	—	—	—	—	P	—	—	—	SE	—	—
Educational Institution or Facility	—	SE	SE	—	P	SE	—	—	SP	—	SE	SE	SE
Equipment Rental or Leasing	—	—	—	—	—	P	P	—	—	—	—	—	—
Family Child Care Home	—	—	—	—	—	P	P	—	SP	SP	—	—	—
Fitness Club	—	P	P	P	—	P	—	P	—	—	—	—	P
Fleet Parking	—	—	—	—	—	—	—	—	—	—	—	—	SE
Funeral Parlor	—	P	P	—	—	P	—	—	—	—	—	—	—
Gas Station	—	SE ⁸	SE ⁸	SE	—	SE ⁸	—	—	SE ⁹	—	—	P	—
General Office	P	P	P	—	P	P	P	P	SP	—	SP	P	P
Government Building or Use	—	—	—	—	—	—	—	—	—	—	SP	—	—
Group Child Care Home	SE	SE	SE	—	—	SE	SE	—	SE	—	SE	SE	—
Heavy Industrial	—	—	—	—	—	—	—	—	—	—	—	—	SE
Historic Mill Conversion to Multi-Family	SE	SE	SE	SE	—	SE	—	SE	SE	—	—	—	SE
Hospital	—	—	—	—	—	—	—	—	—	—	—	P	—
Hotel	—	P	P	P	P	P	—	—	—	—	SP	P	P
Hotel/Motel Conversion to Multi-Family	—	—	—	—	—	SE	—	—	—	—	—	—	—
Independent Living Facility	—	—	—	—	SE	—	—	—	SP	—	—	P	—
Indoor Entertainment Facility	—	P	P	—	—	P	—	—	—	—	SP	P	—
Indoor Farming	—	—	—	—	—	—	—	—	—	—	SP	SE	P
Indoor Recreation Facility	—	P	P	P	—	P	—	—	SE	—	SP	P	P
Industrial Office	—	—	—	—	—	—	—	—	—	—	—	—	P
Inn	—	—	—	—	—	—	—	—	—	SE	SE	—	—

T O C	Article I	Article II Use Regulations	Article III	Article IV	Article V	Article VI	Article VII	Appendix
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Current Regulations

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
Laundromat	—	—	—	—	—	—	P	—	—	—	SE	—	—
Library	—	—	—	—	P	—	—	—	—	—	SP	—	—
Light Industrial	—	—	—	—	—	SE	—	—	—	—	—	SE	P
Light Manufacturing	—	—	—	—	—	—	—	—	SE	—	—	SE	P
Manufacturing	—	—	—	—	—	—	—	—	—	—	—	—	P
Medical Clinic	—	—	—	—	—	—	P	—	—	—	SP	P	—
Membership Organization	—	P	P	—	P	P	—	—	SP	—	SP	—	—
Mixed-Use Development	P ⁴	P ⁴	P ⁴	—	P	SE	P ⁴	P ⁴	SP	—	SP	SE	—
Municipal Building or Facility	—	P	P	P	—	P	—	—	SP	—	—	P	—
Municipal Office	P	P	P	—	P	—	P	—	—	—	—	—	—
Municipal Park or Playground	—	—	—	P	—	—	—	—	SP	—	SP	—	—
Municipal Parking	—	P	P	—	P	P	—	—	—	—	—	—	—
Nursery	—	—	—	—	—	—	—	—	—	—	SP	—	—
Outdoor Go-Kart Track	—	—	—	—	—	SE	—	—	—	—	—	—	—
Outdoor Recreation Facility	—	P	P	P	—	P	—	—	SE	—	SP	P	P
Package Store	SE	P	P	P	P	P	P	P	SP	—	SP	—	—
Personal Service Establishment	P	P	P	P	P	P	P	P	SE	—	SP	P	—
Place of Worship	—	SE	SE	—	—	SE	—	—	—	—	SE	SE	SE
Printing Establishment	—	P	P	—	—	P	—	—	—	—	—	—	—
Public Utility Building or Structure	SE	P	P	P	SE	P	SE	P	SP	—	—	SP	P
Repair Shop	—	—	—	—	—	—	P	—	—	—	SP	—	—
Research & Development	—	—	—	—	—	—	—	—	SE	—	SE	P	P
Residential, Live/Work	—	—	—	—	P	—	—	—	—	—	SP	—	—
Residential, Multi-Family	—	—	—	—	P ⁷	SE	—	—	SP	—	SP	SE	—
Residential, Senior Multi-Family	—	—	—	—	SE	—	—	—	SP	—	—	P	—
Residential, Single-Family	—	—	—	—	—	—	—	—	SP	SP	—	—	—
Restaurant	P	P	P	P	P	P	P	P	SE	—	SP	P	P
Retail Food Establishment	P	P	P	P	P	P	P	P	SP	—	SP	P	—
Retail Store	P	P	P	P	P	P	P	P	SE	—	SP ³	P	—
Self-Storage Facility	—	—	—	—	—	SE	—	—	—	—	—	—	P
Shopping Center	—	—	—	P	—	—	—	—	—	—	—	P	—
Shopping Mall	—	—	—	—	—	—	—	—	—	—	—	P	—

T O C	Article I	Article II Use Regulations	Article III	Article IV	Article V	Article VI	Article VII	Appendix
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Current Regulations

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
Telecommunications Facility	—	—	—	—	—	—	—	—	—	—	—	P	—
Theater	—	P	P	—	P	P	—	—	SP	—	SP	P	—
Warehousing	—	—	—	—	—	SE	—	—	SE	—	—	SE	P
Wholesale Establishment	—	P	P	—	P	—	—	—	SE	—	—	SE	P
Wireless Telecommunications Facility	SE	SE	SE	SE	P	P ⁵	P ⁵	—	SP	SP	—	P ⁵	P ⁵

1. See Section 9.2 for conditions that require a Special Exception.
2. See Section 9.7 for conditions that require a Site Plan approval or Special Exception.
3. See Section 10.17.2 for permit requirements and procedures.
4. See Section 6.22.2 for conditions that require a Special Exception.
5. See Section 6.38.4 for conditions that require a Special Exception.
6. Changes to site layout require Site Plan approval (SP), regardless of whether the use is permitted (P).
7. Residential units on the second floor and above.
8. Limited to gas stations legally developed or approved prior to February 15, 1972, which shall be a legal and conforming use.
9. Limited to gas stations legally developed or approved prior to May 4, 1981, which shall be a legal and conforming use.

Current Regulations

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

T O C	Article I	Article II Use Regulations	Article III	Article IV	Article V	Article VI	Article VII	Appendix
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Current Regulations

Accessory Use	B1	B2	B3	B5	CBD	GB	NB	SDC ⁴	H-SM	H-FM	FBZ	CUD ³	IND
Central Fuel Distribution System	P	P	P	P	P	P	P	P	P	P	P	P	P
Community Building	—	—	—	—	—	—	—	—	—	—	P	P	—
Dormitory	—	—	—	—	—	—	—	—	P	P	—	—	—
Drive-Thru	—	—	—	P	—	SE	SE	SE	—	—	SE	—	—
Electric Vehicle Charging Station	P	P	P	P	P	P	P	P	P	P	P	P	P
Family Child Care Home	P	P	P	P	P	P	P	P	P	P	P	P	—
Family Resource Center	—	—	—	—	—	—	—	—	—	—	—	—	—
Farmers' Market	—	—	—	—	—	—	—	—	—	—	P	—	—
Farmstand	—	—	—	—	—	—	—	—	—	—	P	—	—
Home Occupation	—	—	—	—	—	—	—	—	—	P	P	—	—
Incinerator	P	P	P	P	P	P	P	—	—	—	—	—	—
Live Entertainment or Dancing	—	—	—	—	—	—	—	—	—	—	P	—	—
Loading Area	P	P	P	P	P	P	P	P	P	—	P	P	P
Off-Street Parking	P	P	P	P	P	P	P	P	P	P	P	P	P
Outdoor Dining ⁵	P	P	P	P	P	P	P	P	P	—	P	P	P
Outdoor Entertainment	SE	SE	SE	SE	SE	SE	—	SE	—	—	SE	—	SE
Outdoor Storage	SE	SE	SE	SE	SE	SE	SE	SE	—	—	—	—	P
Outdoor Vending	P	P	P	P	—	—	—	—	—	—	P	P	P
Public Utility Building or Structure	P	P	P	P	P	P	P	P	—	—	—	P	—
Seasonal Vestibule	—	—	—	—	P	—	—	—	—	—	—	—	—
Signs	P	P	P	P	P	P	P	P	P	P	P	SE	P
Solar Energy System	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	P	P	P	P	P	P
Sports Court	—	—	—	—	—	—	—	—	P	P	P	P	—
Swimming Pool	—	—	—	—	—	—	—	—	P	P	P	P	—
Wireless Telecommunications Antenna	P	P	P	P	P	P	P	—	P	P	P	P	P

1. See Section 7.32 and 9.2D for conditions that require a Special Exception.
2. See Section 7.2 for restrictions and Special Exception requirements.
3. Changes to site layout require Site Plan approval (SP), regardless of whether the use is permitted (P).
4. See Section 9.7 for conditions that require a Site Plan approval or Special Exception.
5. See Section 7.24 for standards and administrative permit requirements for seasonal outdoor dining that is not located within a permanent dedicated outdoor dining space.

Town of Manchester, CT



Geographic Information
Services

Historic Districts

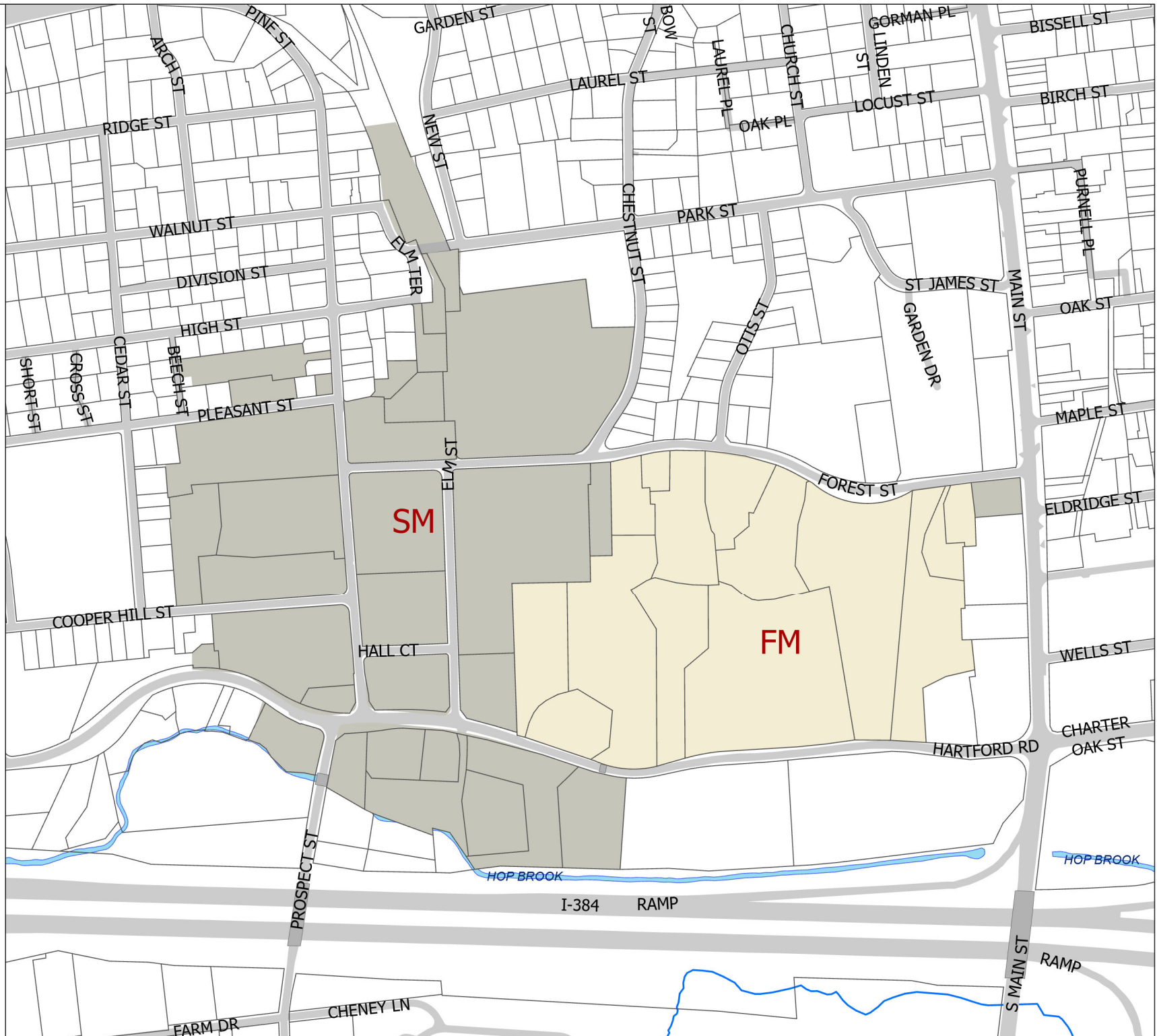
Legend

- FM (Family Mansion)
- SM (Silk Mill)
- Property Line
- Road
- Waterbody



0 250 500 Feet

Date Printed: 3/23/2026

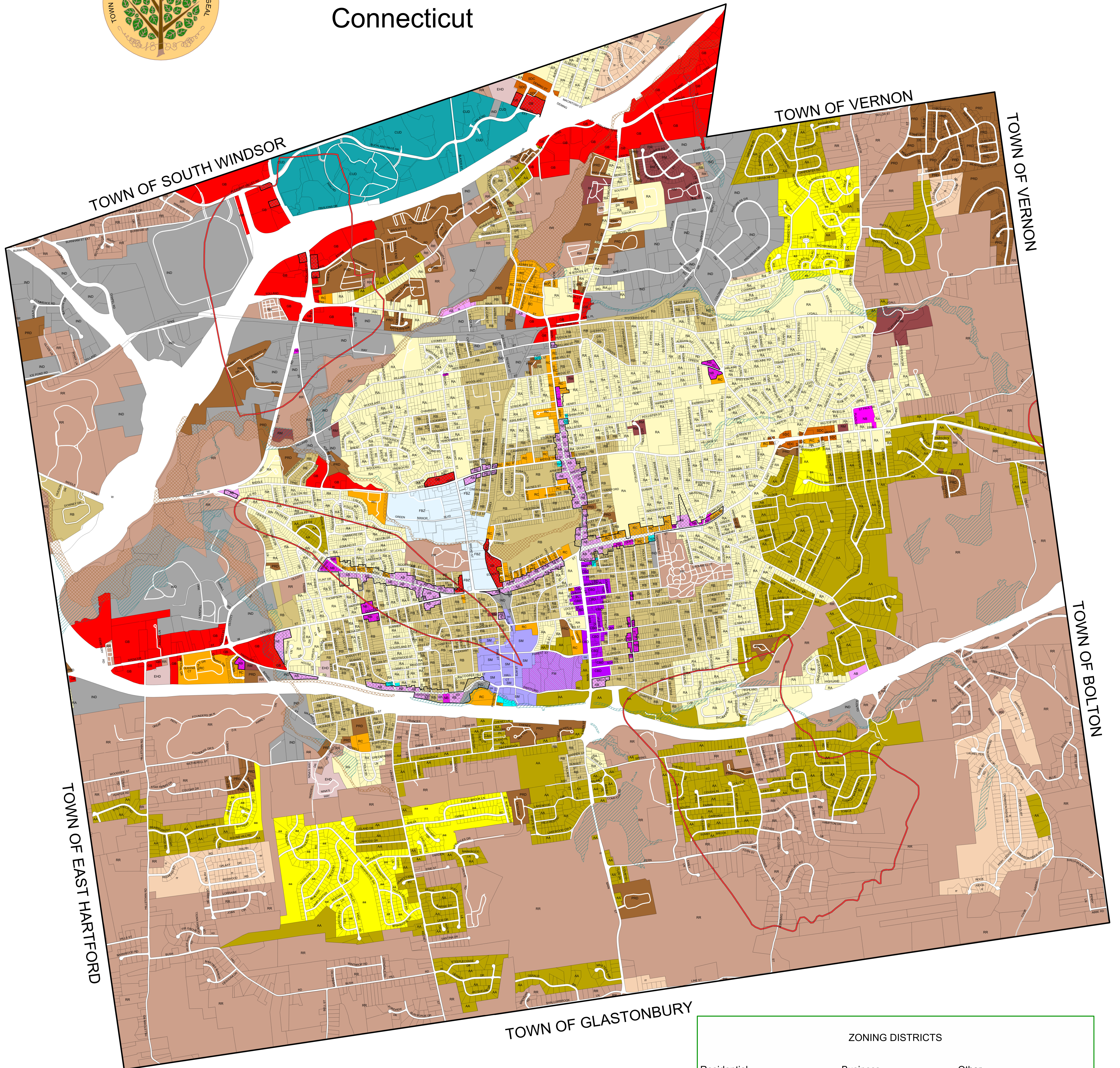




ZONING MAP

Town of Manchester Connecticut

PROPOSED

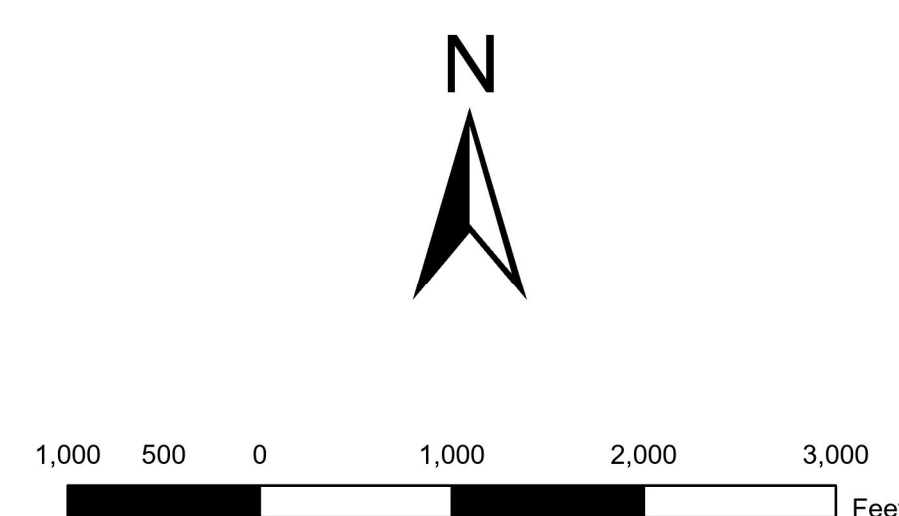


Notes: - Land along the Hockanum River cannot be disturbed beyond the encroachment line established by the Connecticut Department of Environmental Protection. Refer to the D.E.P. maps in the Engineering Department.
- For an accurate delineation of the Flood Plain Zone, refer to the Flood Insurance Rate Maps prepared by the Federal Emergency Management Administration.
- Aquifer Protection Area (APA) adopted by Aquifer Protection Agency on March 02, 2009.
- Property lines taken from digital electronic base map provided by the Town of Manchester, Hartford County, Connecticut.
- Datum: Connecticut 1983 North American Datum.
- Vertical Datum: 1988 National Geodetic Adjustment

ADOPTED: March 3, 2003

REVISED: September 30, 2025

EFFECTIVE DATE OF LAST ZONE CHANGE:
October 7, 2025



ZONING DISTRICTS		
Residential	Business	Other
RR - Rural Residence	NB - Neighborhood Business	CUD - Comprehensive Urban Development
rr - Rural Residence (Cluster Regulations Apply)	SDC - Special Design Commercial	SM - Silk Mill area
AA - Residence AA	GB - General Business	FM - Family Mansion area
aa - Residence AA (Cluster Regulations Apply)	CBD - Central Business District	IND - Industrial
RA - Residence A	AB - Arterial Business	OSP - Off Street Parking
RB - Residence B		Form-Based Zone
RC - Residence C		Floodway
RM - Residence M		Flood Zone AE
PRD - Planned Residence Development		Design Overlay Zone
EHD - Elderly Housing Development		Level A Aquifer Protection Areas

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

TO: Planning and Zoning Commission

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

DATE: June 11, 2026

RE: 8-24 Mandatory Referral (MR-0003-2026)
Proposed Acquisition of Cross Easements at 296 Broad Street

Introduction

The Town of Manchester Board of Directors is considering the acquisition of easements that impact the Town-owned 296 Broad Street, adjacent to the former Broad Street Parkade property. The purchase or sale of any Town property (or related rights) 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

In 2018, the Town acquired 296 Broad Street, a parcel that sits between the Broad Street Parkade property and the cinema property to the west. Today, the property remains encumbered by two cross easements whose original purpose of allowing parking for previously adjacent commercial uses is no longer viable given the recent sale of adjoining parcels at 324, 330, 334, and 340 Broad St. to Anthony Properties. The Town will use 296 Broad Street toward municipal purposes, including open space and the Bigelow Brook Trail connection, and that original purpose is not served by the continuance of the cross easements related to 296 Broad Street.

In addition to 296 Broad Street, the two cross easements impact four neighboring parcels. The two cross access/parking easements allow these four parcels to access/park at the Town's parcel at 296 Broad Street.

Reason for Sale

Easements in and around the Broad Street Parkade property have been problematic as the Town has pursued private development as outlined in the Broad Street Redevelopment Plan. The Town has made various efforts to extinguish cross easements that once served the former shopping area and, more recently, have inhibited development at the Parkade property. While working on financing for the Silk City Commons project, Anthony Properties identified these particular easements still in place and specifically tied to 296 Broad Street. While not including 296 Broad Street in the sale of the Broad Street Parkade properties allows the development to move forward, eliminating these easements is in the best interest of the Town moving forward.

If negotiations on obtaining these easements are unsuccessful, the Board will consider the use of its eminent domain authority to acquire and dispose of the easements.

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). The Town Attorney's Office has opined that these easements qualify as property rights in this particular case and, as such, require a report from the Commission.

Staff will be present to answer questions at the June 15, 2026 regular meeting of the Planning and Zoning Commission. This item will appear on the July 7, 2026 Board of Directors agenda. If you have questions prior to June 15, 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.

DATE: 5/24/2012



DRAFT

TOWN OF MANCHESTER MINUTES OF PUBLIC HEARING PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND WATERCOURSES 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

ABSENT:

Arianna Larson
Sara Van Buren

ALSO PRESENT:

In Person: Gary Anderson, Director of Planning & Economic
Development
Renata Bertotti, Deputy Director of Planning
David Laiuppa, Environmental Planner/Wetlands
Agent
Electronically: 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.

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)

Attorney Dorian Reiser, Kahan, Kerensky & Capossela, introduced herself, stating that she is representing the applicant, Rosemarie Chirico, who lives at 571 Porter Street. Ms. Chirico operates a business, Rock and Rose Ranch, where she processes and sells firewood from her property. A question arose about whether her business is permitted in the zone where her property is located, the AA zone.

Another issue was raised about whether the proposed firewood processing and sale falls within the definition of agriculture or home occupation in the regulations. A notice of violation was issued by Zoning Enforcement Officer Jim Davis in January, stating that her use was violating the provisions of the home occupation regulation, primarily because it is not conducted within a building and involves wholesale and retail sales. An appeal of the notice of violation was taken before the Zoning Board of Appeals, which is pending.

Attorney Reiser stated that, in discussions with Town staff and during a preliminary hearing with this Commission, she felt that working together may be best to clearly address the use on the property. It is evident from the notice of violation why it doesn't squarely fit under the home occupation regulations. However, a number of the criteria for home occupation can be satisfied: the occupant is the owner of the premises and resides there, and there is a limit on the number of employees and things of that nature.

The issue of why it doesn't fall squarely under agriculture is because staff had a concern that agriculture would apply to timber harvesting and forestry if the product was grown on the property. Attorney Reiser reported that her client has cut and seasoned firewood trees from her own property but that is a limited supply, and she supplements it primarily by bringing in local wood from off site.

Attorney Reiser commented that she suggested tailoring a use that is specific to this use and gives the Commission some control over it so the business can be conducted with minimal effect on the surrounding area. The proposal is that it is permitted only in the Rural Residence (RR) zone. It could possibly be applicable in other residential zones, but they believed it would be appropriate to start small and limit it to the most restrictive of the residential zones.

Attorney Reiser offered:

- The regulation being proposed would be an accessory use in the RR zone and the applicant must reside on the parcel.
- The regulation proposes a minimum lot size of two or more acres, preventing an overly dense operation.
- The regulation provides that there will be no additional curb cuts to service the operation. This would prevent it from appearing as a commercial property.
- Adequate sight lines.
- Area to facilitate loading, turnaround and exiting the property.
- The proposed setbacks are 50 ft. from the property line for processing operations, and front, rear, and side setbacks for storage of equipment and supplies.
- The operations must be conducted by the resident of the property, making it accessory to the residential use of the property.
- The operation shall comply with the Manchester noise ordinance.
- This would be subject to review and approval of a plan and a narrative submitted to the ZEO to ensure all the criteria is addressed.

Attorney Reiser stated that her client is open to all reasonable restrictions.

The criteria were taken from other accessory uses that are currently allowed, remarked Attorney Reiser. Some of the proposals come from the home occupation section, the ADU sections, and the agritourism sections. They want to ensure controls on the operation, so it doesn't become too

large, doesn't get out of control, and doesn't have an overbearing impact on the surrounding neighbors.

Attorney Reiser stated that her client has no plans to expand and has no plans to change access to Hickory Lane. Ms. Chirico only wants to continue the operations she has had for the past 15 years. She pointed out the various operations in the RR zone that are similar to this business.

The statutes require the Commission to consider consistency with the Plan of Conservation and Development (POCD) when amending the regulations. Additionally, the Community Character and Design Recommendations, #3 encourages the Commission to explore ways to further support traditional and urban farming while maintaining good neighbor relations. The POCD defines urban farming as growing, producing and distributing food in urban areas where large tracts of agricultural land may be unavailable. It states that growing food locally creates a sense of community and provides low-cost and accessible healthy foods and reduces carbon emissions by reducing transportation costs. The applicant believes the same holds for firewood sales. The applicant's business will provide a reusable product from wood that is removed after storm events. Keeping the wood local reduces the risk of spreading invasive species, insects and diseases.

Attorney Reiser states that there is good reason to allow this type of use within the property. It is in the RR zone, the least dense, most rural, most agricultural and natural zone under the regulations.

Mr. Prause asked whether consideration has been given to buffering of the operation in relation to neighboring properties for visual screening purposes. Noise ordinances go to the extent of the property and he suggested adding an additional buffer for the log splitting process.

Attorney Reiser responded that, in Item F, the proposed text states that there will be no processing operations within 50 feet of a property line.

Mr. Prause asked whether that would be specifically in the rear of the property.

Attorney Reiser stated that, based on the specific property where they wish to continue the operation, 571 Porter Street, it is to the rear of the barn on the property. It doesn't specify in the regulations that it must be behind the principal structure. All the processing operations are behind the house and the barn. There is no requirement built in other than the 50 ft. for processing operations and compliance with no storage in the required yards. She suggested adding criteria that all processing operations and storage must be to the rear of the principal residence, which her client would have no objection to. She noted that they are not proposing to change the farm stand regulation.

Mr. Prause reported that there is a process that the Connecticut Department of Energy and Environmental Protection (DEEP) has which requires a self-issued firewood transportation certificate. He speculated whether that should be included in the regulation. The wood could contain emerald ash borer or Asian longhorn beetle infestations.

Attorney Reiser suggested a requirement that any off-site wood be deemed local and compliant with DEEP regulations, or even a radius of 30 miles from the site.

Ms. Rosemarie Chirico introduced herself. She stated that firewood cannot be transported from out of state. Therefore, most of their wood is within a 30-mile radius.

Attorney Reiser proposed that all DEEP regulations regarding deliveries and shipments would be complied with.

Mr. Prause reiterated that DEEP requires that every transport of firewood contain a self-issued firewood transportation certification form.

Ms. Chirico stated that she is not transporting the wood in and the tree companies provide the self-reporting certificate.

Mr. Prause clarified that out-of-state firewood can be imported but it must be treated for Asian longhorn beetles. He stated that is an additional barrier that should be required in the regulations. The best practice for firewood is that it does not move. It should be sourced locally to where it will be burned, such as when camping. He suggested inserting a very tight radius or specifically specifying no out-of-state wood.

Attorney Reiser commented that her client would have no objection to those requirements.

Ms. Luna asked for a definition of processing and what machinery would be used on the property.

Ms. Chirico detailed the machinery and process used in her operation.

After a question from Mr. Schoeneberger, Ms. Bertotti responded that she does not know exactly the number of lots, but the RR zone is, by area, the largest zoning district in town.

Attorney Reiser stated that she does not know specifically how many lots would be able to operate under the proposed restrictions. She remarked that the RR lots are usually oversized, many of them two acres or more. She commented that there are no restrictions on how many parcels in the RR zone can operate nurseries, farms or Christmas tree sales.

Mr. Schoeneberger clarified that he is thinking about where there might be RR lots that are in close proximity to much smaller lots and greater density houses.

Attorney Reiser stated that she has looked into where the farms are in town and whether they abut Residence AA (AA) zones. She noted that there are not many farms in town. The farm at 534 Keeney Street is in the RR zone, directly abutting AA properties. The Aussakita Farm on Lydall Street is in RR and backs up to AA. All RR zones eventually abut an AA zone.

Mr. Stebe remarked that, because the applicant is importing the source material, it is not by definition an accessory use of an agricultural operation. The examples are all primary uses. In this case, firewood processing is the primary use and this is an industrial business accessory to the fact that the house happens to be there. When clearing the land for use, it makes sense that you sell the wood.

Attorney Reiser acknowledged that agriculture and nurseries are primary uses. She suggested that it is an accessory use, as they are requiring that it is not on a vacant lot. The owner/operator must live there and engage in the business. It is accessory as it is similar to home occupations,

business operations that are being conducted by the resident out of their property. This is a home operation that is primarily outside the dwelling but is conducted by the resident.

After a question from Ms. Luna, Ms. Chirico acknowledged that there is a young man who helps with bagging wood.

Attorney Reiser remarked that Ms. Chirico does the deliveries and would be willing to entertain reasonable restrictions on dates and hours of operation. Ms. Chirico described the vehicle she uses for transportation.

Ms. Luna assumed that customers could pick up firewood from the farm stand. She asked to see on a map where the farm stand is located, which was provided and described by Attorney Reiser.

After a question from Ms. Luna, Attorney Reiser stated that customer pickups are not heavily driven.

Ms. Chirico explained the delivery process.

Mr. Shanbaum asked whether there have been any noise measurements along the property lines and Attorney Reiser responded that it has not been done. He stated that his understanding is that individuals bring these coins on their trucks to this property.

Ms. Chirico explained the types of trucks that deliver, which Mr. Michaelangelo Chirico detailed. He noted that, on a rare occurrence, a small log truck will deliver.

After a question from Ms. Luna, Attorney Reiser specified the hours for the noise ordinance.

Ms. Luna asked whether the applicant would be amenable to a further restriction on the hours.

Attorney Reiser and Ms. Chirico detailed the current hours.

Ms. Chirico reported that her son can make the machine mufflers quieter, as well as the chainsaw muffler.

Mr. Nicholas Chirico, 641 Porter Street, introduced himself. He stated that they can also work on the process, using less chainsaws. They do have a different type of wood processor that does not utilize a standard two-stroke chainsaw.

Mr. Reichelt questioned Mr. Chirico about whether the wood could be chain sawed off site and returned.

Mr. Chirico responded that his mother owns many lots, almost 20 acres. The whole operation is done on an acre and a half. It could be positioned better, but it is a small operation area-wise. He acknowledged that it could be chain sawed off-site if requested.

After a question from Mr. Reichelt, Mr. Chirico stated that the log trucks come at least once a week, sometimes more.

Ms. Ike noted that, in the meeting in April, it was indicated that it was going to have seasonal use from October to March, which she does not see in the proposal.

Attorney Reiser acknowledged that seasonal use was discussed. It was her impression that the seasonal restriction was not critical.

Ms. Chirico noted that it was heavily seasonal, but now many people want wood for campfires in their yard. She currently makes deliveries once every two weeks or so off season.

Attorney Reiser stated that the bulk of the season is the fall and winter.

Ms. Ike reported that there was additional landscape buffer in the prior proposal, and she read from the prior minutes.

Attorney Reiser responded that it now states that no storage of materials, equipment, and supplies shall be located within the front yard, except the farm stand, or within the required rear or side yard. She remarked that, if there was something better in the prior proposal, it can be added back in. The existing site has established vegetation around the rear and side yards. As this will be applicable to all RR, having a minimum screen could be added back in.

Ms. Bertotti shared the prior proposal.

Attorney Reiser reported that they can add that back in.

Mr. Stebe reiterated that this would apply to any property in the RR zone. There is a huge number of properties that abut the AA zone. He asked, if the Commission changes this, how it fits the Plan of Conservation and Development or Manchester NEXT. He speculated how the insertion of an operation such as this, which is inherently noisy, fits in with the POCD supporting urban farming but also maintaining good neighbor relations.

Attorney Reiser commented that they have tried to address the good neighborly relations with the setback for the processing operations and limit the hours of operation. They are willing to put restrictions on when deliveries are made. They are willing to set reasonable limits on the operations.

Mr. Shanbaum recalled Mr. Prause stating that it is possible to have a farm stand in any zone but it is specifically designated as seasonal. He noted the comments about the size of the property and areas away from the AA zone. When looking at the map, he was struck by the fact that 599 Porter Street was sliced in two but it made some sense. The density is increasing going north and it isolated anything that might happen in an RR zone without the regulation changes. Mr. Shanbaum speculated why, if there is all this space where the process could be performed, why not isolate it further away from a denser neighborhood? He stated that he is uncomfortable with the Commission bending over backwards trying to make it possible for one particular lot to do something that the property owner wants to do.

Ms. Chirico clarified that her total acreage is 12.95 acres. She has a barn with horses, a ring for the horses, and a pasture for the horses in the front and the back. The house is in the RR zone, and the barn is in the AA zone. To access that side of the property, a road would have to be built through Hickory Lane for access and to move the operation further away.

Attorney Reiser stated that to get this use allowed is a regulation amendment for any RR. Much of RR abuts AA and they want to create these criteria that will minimize any impact. The reason

it is located where it is is because there is a zone line that goes through 599 Porter Street with the house on RR and the barn is on AA, the horse area. When her client began to use the property for her business, she didn't want it in front of her house. She wanted it behind her house, but it was already dedicated to the horses. That is why the concrete pad for seasoning is driving the location of the operation.

Attorney Reiser recognized that they are trying to make this work for an individual who has been operational for a long period of time. When they were before the Commission in April, there was a feeling of "what's the problem with selling firewood?" The dialogue seemed much more positive. Therefore, to make staff comfortable, because it doesn't clearly fall within agriculture, they decided to create this category, limiting it as much as possible and having a minimal amount of neighborhood issues. The only way to protect the use being up against a more dense area is to build in screening requirements, setback requirements, and potentially operational requirements to minimize any negative impacts.

Attorney Reiser commented that, if this was an active farm that grew their own product, there would be none of those restrictions. They could operate in a residential zone with no restrictions. In order to be a good neighbor, they are offering a number of conditions that will help improve the current situation.

Mr. Shanbaum noted that this is a proposed accessory use and asked whether this could be made a special exception. He felt that it may be something that might be appropriate in a zone, but not just anywhere in the zone.

Ms. Bertotti stated that would be something the Commission should be considering. In her memo, she put in a definition of an accessory use. In the regulation, an accessory use is defined as "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." Qualifiers should be considered, such as the number of employees and whether that is good enough to restrict this use to what should be an accessory use. When trying to understand whether something is an accessory use, the scale of it should be considered. If the impact of that proposed use exceeds what is within these customarily accessory considerations, the next step is whether the use is appropriate for the zoning district but not appropriate for every location in that zoning district. If that is the case, that is the special exception/special permit situation.

Mr. Shanbaum commented that, if the Commission is going to do this at all, it should not be permitted as of right because there will be places where it does not make sense.

Town of Manchester residents who spoke in favor of the application:

1. Theresa Parla, 55 Bruce Road
2. Nicholas Chirico, 641 Porter Street
3. Dave Azevedo, 57 Barnwood Road
4. Colin McNamara, 47 Grandview Street
5. Veronica O'Leary, 599 Porter Street
6. Michelle Kenton, 63 Princeton Street
7. Vincent Chirico, 74 Lakewood Circle North
8. Michaelangelo Chirico, 571 Porter Street

9. Mary McNamara, 104 Lakewood Circle North

Town of Manchester residents who spoke against the application:

1. Virginia Street, 626 Porter Street
2. Jeffrey Pearce, 84 Butternut Road
3. Jim McCandless, 118 Butternut Road
4. Richard Borden, 646 Porter Street
5. Melinda Haddock, 24 Hickory Lane
6. Sheila Flanagan, 102 Butternut Road
7. Karen Poirior, 117 Butternut Road
8. Susan Shanbaum, 67 Butternut Road
9. Erika Schulten, 60 Butternut Road
10. Rusty Schulten, 60 Butternut Road
11. Kim Gorman, 56 E. Maple Street, 691 Porter Street

A discussion was held between Mr. Stebe and Mr. Reichelt regarding Mr. Chirico's involvement in the application.

Ms. Bertotti reported that she has shared all public correspondence as well as petitions with the Commission. She remarked that petitions bear no legal significance.

Mr. Stebe acknowledged the public correspondence and did not recall anything that has not been stated at this meeting.

Attorney Reiser acknowledged the large number of comments, most of which were site specific regarding the existing operation at the existing location. She speculated whether adding the sale and processing of wood is something that the Town wants to allow. Attorney Reiser reiterated that this is akin to a home occupation. She asked whether this would be a use that the Town would deem appropriate as accessory to residential uses.

Ms. Chirico has lived there for many years and will continue to live at that location, stated Attorney Reiser. The primary use of the property is as a residence. The business is secondary. She speculated whether it is customarily incidental, something associated with the primary use. Attorney Reiser remarked that it is no different than other home occupations which may not be normal and customary to be expected for all residents to have. They are a business that an owner/occupant of the house chooses to engage in. Perhaps this does not fall squarely within agricultural uses, but there is no question that she is cutting and harvesting her own wood. There is no difference in the noise created by cutting her own wood vs. imported wood.

Attorney Reiser proposed that the Commission must think about whether this is a permitted use or whether it is a special exception use to be looked at on a case-by-case basis. She noted that there are other permitted uses in the RR zone that do not require a special exception. Ms. Chirico is willing to find a path forward by compromise and is willing to accept additional conditions. She would like to continue the business that supports herself and her family.

Attorney Reiser stated that the Commission needs to determine whether the proposed regulation amendment is the path forward. She commented that there may be no point in getting to the zone change application until this application has been acted upon. The Commission can address these

site-specific complaints with modifications to the operation and allowing the processing and sale of firewood in the RR zone.

Acknowledging a comment, Attorney Reiser stated that she does not find it scary for this business to operate in a Rural Residential neighborhood. However, if 40% of the town is zoned RR, it may be overwhelming to think that 40% can have firewood processing. The applicant is interested in finding a solution to this problem and is willing to take that next step and rezone to RR, and then submit for a permit and approval showing all the precautions being taken to avoid adverse impacts on the neighbors.

Mr. Stebe and Attorney Reiser held a discussion about where the language will be inserted into the regulation. Attorney Reiser detailed the changes and insertions to the language in the regulation.

Ms. Bertotti recommended the Commission pause until they have, in a written form at the next meeting, an actual written regulation with anything the applicant would consider rather than amending this on the fly.

Attorney Reiser stated that she would be happy to make revisions and resubmit the proposed changes for the Commission's review.

Mr. Stebe requested that the members of the Commission provide feedback on this matter.

Mr. Kennedy assumed Ms. Bertotti was suggesting that the Commission continue the public hearing and the applicant will come back with a revised plan.

Mr. Stebe remarked that would be if the applicant desires to make more than a cosmetic change to what is currently in the text.

Mr. Reichelt stated that it would be a good idea to continue the public hearing.

Mr. Shanbaum commented that the Commission is a long way from having anything to put forward. The applicant has stated that they are willing to do whatever they can, but the Commission must inform the applicant what they want.

Ms. Luna agreed with the comments from her fellow Commissioners. She suggested the applicant reconsider the days and hours they split the wood.

Attorney Reiser noted that, when talking about limiting hours, it would be equipment processing.

Ms. Ike sought clarification from Ms. Bertotti that she is considering this an accessory use.

Ms. Bertotti responded that is one of the things to be considered in this application. She stated that the Commission has options: deny, approve, or approve and modify. If there is a modify and approve mindset, she would recommend continuing the public hearing. She recommended that the text is first discussed by the Commission, written and presented before a vote is made.

Mr. Anderson asked how the second public hearing should be handled. He assumed the second hearing would not be opened tonight and would be moved to the next meeting.

Mr. Prause asked whether there will be staff comments on this application.

Ms. Bertotti reported that her comments are in her memo. There is a question about whether this is an accessory use. She noted that she shared the definition of accessory use and questioned what this would be an accessory use to. When the Commission considers applications for regulatory amendments, it should always refer to the Plan of Conservation and Development. In Manchester's POCD, there is nothing that directly references operations such as a sawmills or wood processing. She showed a zoning definition of agriculture. There has been testimony about what is and is not agriculture, she said, and if the Commission sees this use as agricultural then there is language in the POCD referring to instances in which urban farming should be encouraged.

Another requirement to consider, remarked Ms. Bertotti, is to keep in mind that this applies to the entire RR district, minus the qualifiers currently in front of the Commission. The Commission should consider whether this is an appropriate accessory use for that zoning district, which is defined in the regulations as a zone intended to preserve the rural character and natural landscape of the area, and to protect open spaces and environmentally sensitive areas while allowing for a wide range of primarily residential, agricultural and institutional uses. One consideration would be the scale of the operation and whether that fits the accessory definition and what that accessory belongs to, agricultural vs. residential, etc.

Mr. Prause asked whether Ms. Bertotti was talking about this site or in general, that it would be hard to find firewood sales as an accessory use.

Ms. Bertotti responded that she is talking about in general. If looking at this use as proposed as an accessory use with the qualifiers that are listed, is that sufficient to make it a limited scale accessory use on a RR property? Is it clear from how it is written what it is an accessory to?

Mr. Prause referred to the pre-application review where they spoke about the existing use of selling firewood produced onsite and whether that could be considered a farm stand, as it was not necessarily seasonal. Would it be covered as agricultural produce which can be in a farm stand?

Ms. Bertotti was unable to answer that question. If a residential property has a tree that falls and the wood is displayed in front of the property in the form of a farm stand, that would probably be allowed as an accessory farm stand use.

Attorney Reiser stated that, in her opinion, the sale of firewood grown and treated on the property would constitute a permissible use as an accessory use. Harvested wood is clearly contemplated in the definition of farming and agriculture. The real question is whether the wood is from onsite or offsite.

Mr. Schoeneberger noted that this is not indigenous wood being grown on the property and being processed. This is a transfer station, in his opinion.

Mr. Stebe responded that it is akin to the actual application and does change the equation.

Attorney Reiser stated that is exactly why the regulation amendment is being proposed, because the wood is from offsite. It does not clearly fall under the definition of farming. She assumed that, if it was onsite wood, there would be no need for a regulation change because there could be a zone change to RR and it would be an agricultural permitted use.

Ms. Luna asked whether there is another town that permits a similar business under the label of agriculture.

Ms. Bertotti stated that she did look into it. There are some rural towns that allow some, but it is generally related to having a number of acres of forested land on a property. Trees fall down and then those trees are taken out. There are some towns that allow sawmills under special exception with restrictions on setbacks.

Mr. Reichelt asked whether this could be done under special exception to prevent residents using this regulation on a small lot.

Mr. Kennedy stated that a regulation change would still be required, adding that it would be a special exception rather than a permitted use. The Commission can write the regulations the way they want.

After a question from Mr. Shanbaum, Attorney Reiser explained that the definition of a farm is interchangeable with agriculture. She stated that there is no minimum lot size for a farm. There is a very broad definition in state statute for agriculture.

Ms. Bertotti, responding to a question from Ms. Luna, stated that the cleanest way is to discuss everything and get all questions out, and it is up to the Chair to get a sense of where the Commission is leaning. She suggested that the hearing be kept open until everything is discussed and answered.

Mr. Stebe added that the public hearing is the side to air questions and bring in the information, not necessarily to provide opinion. If there are items to be sorted out, he stated, he will entertain whatever members want to put forward.

Mr. Kennedy felt that the items have been brought up for the applicant to work on.

Mr. Prause commented that he would like to see the presentation from this meeting to review prior to the next meeting. He was unclear what the Commission is asking the applicant to revise and if they have clear direction from the Commission.

Attorney Reiser felt she has an understanding of what the Commission is requesting.

Mr. Shanbaum requested that Town staff speak with the Zoning Enforcement Officer about how practical this would be to enforce.

Ms. Bertotti stated that some of the qualifiers are difficult to enforce. The noise ordinance is enforced by the Police Department, and she was unsure if the Commission can require something that is enforced by a different agency in town. The ZEO does not work on Saturdays and would not have the ability to collect the facts.

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.

A discussion was held about whether to hold the second item at this meeting or whether it should be held over to June 15.

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

Zone Change (ZC-0006-2026)

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

The Public Hearing was closed at 10:40 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 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

ABSENT:

Arianna Larson
Sara Van Buren

ALSO PRESENT:

In Person: Gary Anderson, Director of Planning & Economic
Development
Renata Bertotti, Deputy Director of Planning
David Laiuppa, Environmental Planner/Wetlands
Agent
Electronically: Nancy Martel, Recording Secretary

The Business Meeting opened at 10:45 P.M.

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)

Mr. Josh Morano, Managing Member, Hop Brook Bend LLC, introduced himself. Mr. Morano explained the proposal for the adaptive reuse of the existing space within the historic Cheney

Mills complex that will preserve and revitalize an underutilized property while maintaining its historic character.

Mr. Morano reported that site improvements are limited to historically compatible signs, a modest outdoor seating area and related pedestrian-focused enhancements. There are no building enhancements proposed. There will be no increase in the impervious coverage and no impact to the adjacent wetlands. Existing public infrastructure, including water, sewer, roadways and utilities, is fully capable of supporting the proposed use.

Mr. Morano commented that traffic and parking analysis demonstrate compliance with applicable zoning requirements and indicate impacts consistent with comparable restaurants and brewpub uses. The project advances Manchester's goals of historic preservation, adaptive reuse, economic development, and community activation while bringing new life to an important historic district property. An overview of traffic and parking was delivered by Mr. Morano.

The proposed brewery is a low-intensity neighborhood commercial use designed to operate within the capacity of the existing municipal infrastructure. Mr. Morano noted that the utility demands are expected to be comparable to or lower than those of a typical restaurant. The brewing operation will incorporate responsible wastewater management and byproduct diversion practices. The floor plan and site plans were shown.

Mr. Morano reported that 176 Hartford Road is well positioned to support the proposed use with safe and efficient access from both Hartford Road and Prospect Street. Existing sidewalks, crosswalks and nearby bicycle connections provide strong multimodal access. The addition of a stop sign at the Hartford Road entrance will further improve traffic control and pedestrian safety. A detailed view of the parking plan and access to the property was displayed.

The proposed outdoor patio is an approximately 1,800 sq. ft. accessory seating area located within the approved site limits. It will not include outdoor entertainment. Safety is provided through landscaped concrete barriers separating seating from vehicle circulation with low-impact lighting and historically approved site improvements. Mr. Morano displayed a mock-up of the future sign.

According to Mr. Morano, the overall design uses appropriate materials, colors and proportion to complement the historic district. The outdoor lighting uses a small number of historically compatible fixtures and low-intensity string lights. The lighting will be downward directed and designed to remain contained within the patio area.

Mr. Morano stated that the project aligns with many of the goals identified by the Town of Manchester, including historic preservation, adaptive reuse, economic development and community activation.

MOTION: Mr. Shanbaum moved to extend the meeting beyond 11:00 P.M. Ms. Luna seconded the motion. All members, with the exception of Ms. Ike, voted in favor of the extension.

After a question from Mr. Stebe, Mr. Morano noted that they are not making any substantive changes to the façade apart from the signage.

Ms. Bertotti reported that staff reviewed the application. There were a couple of very minor and technical comments. Staff recommends approval subject to meeting those recommendations from the survey team and the zoning officer. She put the applicant on notice that one of the signs is not located on the applicant's property. The Town of Manchester does not allow off-premises signage, and the sign will have to be moved onto the applicant's property.

Mr. Tom Zipp referred to the property deed where it was agreed that 176 Hartford Road had the right to place signage on the eastern boundary of 178 Hartford Road.

Ms. Bertotti stated that the Commission cannot interpret or approve that.

Mr. Prause thanked the applicant for a very intentional modification. It is a great example of adaptive reuse which is compatible with the area.

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 – 8-24 mandatory referral for the potential purchase of 29 Eldridge Street. – Mandatory Referral (MR-0002-2026)

Mr. Gary Anderson reported that, according to state statute, any purchase or sale of property requires a report from the Planning and Zoning Commission prior to the sale.

The intent to purchase 29 Eldridge Street is for additional parking for the new library. According to Mr. Anderson, the property to the north, 33 Eldridge Street, was purchased recently.

Mr. Anderson explained that the property is about one quarter of an acre. It is a two-family home with leases expiring in August. The home is approximately 1,700 sq. ft. and has a two-car garage, all zoned Residence B.

The property is within the worker housing area of the Cheney Brothers National Historic Landmark District and is part of the Manchester Historic District. Mr. Anderson noted that the chair of the Cheney Commission has been made aware of this sale.

Mr. Anderson commented that this is a Planning project with costs and benefits. The Town feels it would be worth acquiring this property for parking.

Engineering and Public Works have mentioned that a benefit is that there are currently trees that would shade the solar installation. Mr. Anderson noted that this is about the actual purchase of the property, not about the demolition, which is the intent at some point. He pointed out a fence that is a security concern for those parking in that area. A conceptual layout was presented.

Mr. Anderson reported that Manchester NEXT talks about expanding services within the library and parking is associated with that. This item is posted on the Board of Directors' agenda for tomorrow night.

Mr. Shanbaum stated that he is concerned because it did not go to the Cheney Commission. If any federal funds are used in the purchase, it would trigger Section 106 of the Historic Preservation Act, which requires procedures that have not yet been gone through. In his opinion, the Commission does not have enough information to know whether the proper procedures have been followed so far.

Mr. Anderson stated that this will be 100% local money, so there should be no issue with the fund Mr. Shanbaum mentioned.

Mr. Reichelt commented that he was on the Library Building Committee and a lot of effort went into trying to get the parking lot directly behind the neighboring building. Considering the amount being put into this new library, it would be a good idea to obtain the subject property to optimize parking.

Ms. Luna noted that, in her time on the Commission, the Town went through the same process to purchase 33 Eldridge Street. She asked about the number of parking spaces after the purchase of 33 Eldridge Street.

Mr. Mark Rizzo, Interim Director of Public Works, stated that with the purchase of 29 Eldridge Street, they would add an additional 20 parking spots to the overall projected parking.

After a question from Mr. Stebe, Ms. Bertotti stated that this parcel is 0.24 acres and does not require an erosion and sediment control plan unless this is related to a use that would require a review. This may not come back before the Commission. If the main site received a special exception approval, this would be a modification.

Ms. Luna recalled that, when 33 Eldridge Street was before the Commission, the buffer was modified. She asked whether there would be a fence or a landscaped buffer.

Mr. Anderson responded that they only have a concept at this time. If the buffer needs to be changed, it will have to come before the Commission.

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.

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 11:35 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.