

**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](mailto: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)

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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**