

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
JUNE 15, 2026**

MEMBERS PRESENT:

In Person: Michael Stebe, Chairperson
Patrick Kennedy, Vice Chairperson
Teresa Ike
Chris Schoeneberger
Robert Shanbaum
Electronically: Daniela Luna, Secretary
Eric Prause
Arianna Larson (*not seated*)
Zachary Reichelt

ALTERNATE MEMBERS SITTING:

Electronically: Margaret Brewer

ALTERNATES PRESENT:

Electronically: Sara Van Buren

TRANSFER ENTERPRISES INC
140 Progress Drive

Inland Wetland Permit (IWP-0030-2026)

MOTION: Mr. Kennedy moved to approve the inland wetlands permit for regulated activities within the 100-foot upland review area at 140 Progress Drive. Mr. Schoeneberger seconded the motion and all members voted in favor.

The reason for the approval is that the proposed activity does not disturb the natural or indigenous character of the wetlands by significant impact or major effect.

The approval is valid for 5 years. The work in the regulated area must be completed within one year of commencement.

Special Exception Modification (PSE-0048-2026)

MOTION: Mr. Kennedy moved to approve the Special Exception Modification request under Art. III, Sec. 9.4.2 to build a 50 ft. x 70 ft. cold storage structure at 140 Progress Drive. 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.

ROSEMARIE P. CHIRICO

Zoning Regulation Amendment (REG-0027-2026)

MOTION: Mr. Kennedy moved to continue the public hearing to July 6, 2026. Mr. Schoeneberger seconded the motion. Mr. Reichelt, Mr. Kennedy, Ms. Ike, and Mr. Schoeneberger voted in favor. Ms. Luna, Mr. Prause, Ms. Brewer, Mr. Shanbaum, and Mr. Stebe voted against the motion. The motion to continue the public hearing failed four to five.

MOTION: Mr. Shanbaum moved to close the public hearing. Ms. Luna seconded the motion. Ms. Luna, Ms. Brewer, Mr. Shanbaum, and Mr. Stebe voted in favor. Mr. Prause, Mr. Reichelt, Mr. Kennedy, Ms. Ike, and Mr. Schoeneberger voted against the motion. The motion to close the public hearing failed four to five.

MOTION: Mr. Kennedy moved to continue the public hearing to July 6, 2026. Mr. Shanbaum seconded the motion. Mr. Prause, Mr. Reichelt, Mr. Shanbaum, Mr. Kennedy, Ms. Ike, and Mr. Schoeneberger voted in favor. Ms. Luna, Ms. Brewer, and Mr. Stebe voted against the motion. The motion to continue the public hearing passed six to three.

ROSEMARIE P. CHIRICO

571 and 599 Porter Street

Zone Change (ZC-0006-2026)

MOTION: Mr. Kennedy moved to table the application to July 6, 2026. Mr. Schoeneberger seconded the motion and all members voted in favor.

TREVOR EDKIN

50 Hale Road

Zone Change (ZC-0007-2026)

MOTION: Mr. Kennedy moved to approve the proposed zone change from Business V (B5) to Comprehensive Urban Development (CUD) Zone at 50 Hale Road. Mr. Schoeneberger seconded the motion and all members voted in favor.

The reason for the approval is that the proposed zone change is consistent with the Plan of Conservation and Development's designation of this area as Retrofit Growth, and specifically with the Opportunities section of Economics and Employment chapter of Manchester Next which states (in part): "Policy utilization should be considered to encourage new uses for vacant and underutilized retail strip centers and big box complexes."

The zone change will be effective on July 1, 2026.

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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.**

Zoning Map Amendment (ZC-0008-2026)

MOTION: Mr. Kennedy moved to approve the proposed zone change from Historic Zone to Silk Mill zone and Family Mansion zone. Ms. Ike seconded the motion. Mr. Stebe, Mr. Kennedy, Ms. Ike, Mr. Schoeneberger, Mr. Shanbaum, Ms. Luna, Mr. Prause, and Ms. Brewer voted in favor. Mr. Reichelt abstained. The motion passed eight to zero.

The reason for the approval is that the proposed zone change is consistent with the Plan of Conservation and Development's support for protection of the district. Manchester Next 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.

The zone change will be effective on July 1, 2026.

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Zoning Regulation Amendment (REG-0029-2026)

MOTION: Mr. Kennedy moved to approve the zoning regulation amendment Recommendation 7 of comprehensive amendments to the zoning regulations to create separate zones for Silk Mill and Family Mansion Areas, with the modification to delete "Dormitory" as permitted (P) use from Section 5.1 Accessory Uses: Residential Zones. Mr. Schoeneberger seconded the motion. Mr. Stebe, Mr. Kennedy, Ms. Ike, Mr. Schoeneberger, Mr. Shanbaum, Ms. Luna, Mr. Prause, and Ms. Brewer voted in favor. Mr. Reichelt abstained. The motion passed eight to zero.

The reason for the approval is that the proposed amendment is consistent with the Plan of Conservation and Development's support for protection of the district. Manchester Next 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.

The zoning regulation amendment will be effective on July 1, 2026.

TOWN OF MANCHESTER

296 Broad Street

Mandatory Referral (MR-0003-2026)

MOTION: Mr. Kennedy moved to issue a favorable report regarding the proposed acquisition of cross easements at 296 Broad Street. Mr. Schoeneberger seconded the motion and all members voted in favor.

The reason for the favorable report is that the 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. Acquisition of cross easements that are tied to 296 Broad Street will allow the recently approved Silk City Commons development to proceed.

APPROVAL OF MINUTES

June 1, 2026 – Public Hearing/Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. **TOWN OF MANCHESTER PUBLIC WORKS DEPT – Inland Wetland Permit (IWP-0033-2026); Flood Plain Permit (FLDP-0005-2026)** – To construct an approximately 500' long, 8' wide bituminous concrete shared use path between Broad Street and 340 Broad Street, at 354, 340, and 368 Broad Street.
2. **WW MANCHESTER LLC – Special Exception (PSE-0055-2026); Erosion & Sedimentation Control Plan (ESC-0029-2026); Flood Plain Permit (FLDP-0006-2026)** – Special exception under Art. II, Sec. 4.2 for conversion of the existing former mill building into 40 multifamily units at 160 Hartford Road.