

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
JUNE 29, 2026**

ROLL CALL:

MEMBERS PRESENT:

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

ALTERNATE MEMBERS SITTING:

In Person:	Margaret Brewer
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ABSENT:	Zachary Reichelt Maliha Ahsan Sara Van Buren
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ALSO PRESENT:

In Person:	Renata Bertotti, Deputy Director of Planning
Electronically:	Gary Anderson, Director of Planning & Economic Development Katie Williford, Administrative Secretary
Time Convened:	10:03 p.m.

BUSINESS:

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Review, discussion and possible adoption of recommendations associated with the comprehensive rewrite of the Manchester Zoning Regulations: Recommendation 9: Consolidate Business Zones and Update Permitted Uses. – Zoning Regulation Amendment (REG-0030-2026)

Zoning Regulation Amendment (REG-0030-2026)

MOTION: Mr. Kennedy moved to approve the zoning regulation amendments associated with the comprehensive rewrite of the Manchester Zoning Regulations to Consolidate Business Zones and Update Permitted Uses. (Recommendation 9). Mr. Prause seconded the motion.

Mr. Prause said it is important to reduce the number of business zones to a more manageable number. Mr. Stebe said he hears frequently that the application process should be more streamlined and easier for applicants, and this amendment will help with that.

All members voted in favor of the motion.

The reason for the approval is that the proposed amendment is consistent with the general intent of the Economics & Employment chapter of the Manchester POCD as well as with the specific provisions of the 2023 Manchester Next Plan which recommend the following:

1. “Consider updating zoning regulations periodically to reflect the changing needs of the retail and service industry, such as the recent increase in demand for outdoor dining and drive-through services.”

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

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Review, discussion and possible adoption of amendments to the official Zoning Map of the Town of Manchester, entitled "ZONING MAP Town of Manchester Connecticut," associated with the comprehensive rewrite of the Manchester Zoning Regulations, to 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; and merge the B5 zone into the GB zone. – Zone Change (ZC-0009-2026)

Zone Change (ZC-0009-2026)

MOTION: Mr. Kennedy moved to approve the proposed comprehensive zoning map amendments associated with the comprehensive rewrite of the Manchester Zoning Regulations, to 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; and merge the B5 zone into the GB zone. Mr. Prause seconded the motion.

Mr. Stebe stated that this amendment is straightforward; it is to make the zoning map match what the Commission just acted on in the first item.

All members voted in favor.

The reason for the approval is that the proposed amendment is consistent with the general intent of the Economics & Employment chapter of the Manchester POCD.

The zoning map amendments will be effective on July 20, 2026.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Review, discussion and possible adoption of recommendations associated with the comprehensive rewrite of the Manchester Zoning Regulations: Recommendation 10: Update Commercial, Industrial, and Mixed-Use Zoning District Standards. – Zoning Regulation Amendment (REG-0031-2026)

Zoning Regulation Amendment (REG-0031-2026)

MOTION: Mr. Kennedy moved to approve the zoning regulation amendments associated with the comprehensive rewrite of the Manchester Zoning Regulations to Update Commercial, Industrial, and Mixed-Use Zoning District Standards. (Recommendation 10). Mr. Prause seconded the motion.

MOTION: Mr. Prause moved to amend the motion to add a modification to change the word “exemption” to “exception.” Mr. Kennedy seconded the motion and all members

voted in favor of the motion to amend the motion.

All members voted in favor of the amended motion.

The reason for the approval is that the Manchester Next plan does not directly address these items; however, the proposed amendment will eliminate redundancies and clarify zoning regulations, which in itself is consistent with the Manchester POCD.

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

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Review, discussion and possible adoption of recommendations associated with the comprehensive rewrite of the Manchester Zoning Regulations: Recommendation 11: Update Commercial Principal and Accessory Use Regulations. – Zoning Regulation Amendment (REG-0032-2026)

Zoning Regulation Amendment (REG-0032-2026)

MOTION: Mr. Kennedy moved to approve the zoning regulation amendments associated with the comprehensive rewrite of the Manchester Zoning Regulations to Update Commercial Principal and Accessory Use Regulations. (Recommendation 11). Mr. Prause seconded the motion.

Mr. Prause said that the important change in this amendment is limiting new gas stations and bulk oil storage in the Aquifer Protection Areas, which is a very positive move. Mr. Stebe said there have been a couple of applications over the past year for which he would have hoped that the Aquifer Protection Agency would have had a larger lever, and this will help with that.

All members voted in favor

The reason for the approval is that the Manchester Next plan does not provide recommendations specific to these issues; however, per Connecticut General Statutes and Connecticut case law, the Planning and Zoning authority does not have the authority to waive or modify standards without a prescriptive criteria by which to do so, which is addressed by this amendment.

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

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Review, discussion and possible adoption of recommendations associated with the comprehensive rewrite of the Manchester Zoning Regulations: Recommendation 12: Public Act 25-1 Middle Housing Compliance. – Zoning Regulation Amendment (REG-0033-2026)

Zoning Regulation Amendment (REG-0033-2026)

MOTION: Mr. Kennedy moved to approve the zoning regulation amendments associated with the comprehensive rewrite of the Manchester Zoning Regulations to comply with the Public Act 25-1 Middle Housing. (Recommendation 12). Ms. Ike seconded the motion.

Mr. Prause said that Public Act 25-1 is very important and it speaks well of Manchester that the Commission didn't have to do a lot. It will make middle housing easier to obtain, construct, and permit.

Mr. Prause commended everyone on the Steering Committee and said he was very proud of what has been done so far. Mr. Stebe echoed Mr. Prause's comments and added that this goes a long way to show that Manchester is leading the way among its peers on missing middle housing.

Mr. Stebe, Mr. Kennedy, Ms. Luna, Mr. Prause, Ms. Ike, Mr. Shanbaum, Ms. Larson, and Ms. Brewer voted in favor of the motion. Mr. Schoeneberger voted against the motion. The motion passed eight to one.

The reason for the approval is that a core value of the Manchester Next plan is to expand housing opportunities, including the creation of additional opportunities to produce "missing middle" housing types, or more compact housing types.

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

The Chairperson closed the business meeting at 10:21 p.m.

I certify these minutes were adopted on the following date:

July 20, 2026
Date

Michael Stebe, Chairperson

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

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