

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

TO: Maria Cruz, Town Clerk

FROM: Renata Bertotti, Deputy Director of Planning 

DATE: February 20, 2026

RE: Proposed Zoning Regulation Amendment (REG-0020-2026)
Recommendation 2: Update Prohibited Use List

The Manchester Planning and Zoning Commission proposes to amend the Town zoning regulations in Section 3.2 to:

- Add junk yard to the Section 3.2 list of prohibited uses.
- Provide a definition of “Gas manufacture”, which is currently in the Section 3.2 prohibited use list.

Enclosed, please find a copy of the proposed text changes and 2 copies of the legal notice for the March 9, 2026 Planning and Zoning Commission meeting at which this application will be discussed.

Please date stamp this memo, as well as one copy of the enclosed legal notice, and return them to the Planning Department for our records.

rb/kw

Encls.

SUMMARY OF PROPOSED AMENDMENTS

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0020-2026) – Proposed comprehensive amendments to the zoning regulations: Recommendation 2: Update Prohibited Use List to:

- Add junk yard to the Section 3.2 list of prohibited uses.
- Provide a definition of “Gas manufacture”, which is currently in the Section 3.2 prohibited use list.



Town of Manchester Comprehensive Zoning Update

Date: 12/4/25

Recommendation 2: Update Prohibited Use List

Purpose: Ensure that uses that are incompatible with other uses in the town, may cause nuisance or safety or health hazards, and may impair water quality are prohibited and adequately defined.

Description: This recommended amendment does the following:

- Adds junk yard to the Section 3.2 list of prohibited uses.
- Provides a definition of "Gas manufacture", which is currently in the Section 3.2 prohibited use list.

Geographic Extents: Townwide

POCD Consistency: The Manchester Next plan does not make specific reference to prohibiting additional uses in the town, but the core value of "Preserve Character & Authenticity" emphasizes the importance of retaining small-town charm, scale, and character of the community to ensure a high quality of life. The Plan also provides the following recommendation: "Improve stormwater management performance throughout the community, addressing water quantity (run-off) and water quality concerns as top priorities."

Context: Section 3.2 identifies uses that are prohibited townwide, which means they are not allowed under any circumstance. This list is also intended to discourage the Planning and Commission from permitting such uses in any zone when amending the regulations. While the zoning regulations are permissive meaning that only uses identified are allowed, the identification of prohibited uses ensures that under no interpretation of the regulations would such uses be permitted. Uses identified on this list typically present a potential safety, health, or water quality hazard or may cause a nuisance.

Recommended Zoning Amendments (text to be added in red)

1. Add Junk Yard including the following definition to Section 3.2 Prohibited Uses:

"Junk Yard: A lot or parcel, or any portion thereof, used for the outdoor storage, accumulation, collection, processing, dismantling, salvaging, or sale of discarded, scrapped, abandoned, or inoperable vehicles, machinery, equipment, appliances, or other waste, refuse, or junk materials. Includes outdoor storage of two or more unregistered or inoperable motor vehicles or the equivalent volume of other scrap materials, but does not include municipal recycling facilities, licensed transfer stations, or temporary construction-related storage incidental to an active building permit."

2. Define Gas Manufacture in Section 3.2 Prohibited Uses as follows: "Gas Manufacture: Natural, propane, or other gas manufactured by other than a public utility, potash, coal, coke, tar, oil or other petroleum product distillation, manufacture, or derivation of byproducts, including, but not limited to, refining or manufacture of products such as gasoline, diesel fuel, lubricating oil, or kerosene."

**TOWN OF MANCHESTER
LEGAL NOTICE**

The Planning and Zoning Commission will hold a public hearing on March 9, 2026 at 6:30 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:

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0019-2025) – Comprehensive amendment 1: Update Nonconforming Use and Structure Regulations.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0020-2026) – Comprehensive amendment 2: Add definitions and update Prohibited Use List at Section 3.2.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0021-2026) – Comprehensive amendment 3: Update Permitted Uses in Residential Zones.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0022-2026) – Comprehensive amendment 4: Update Residential Principal Use Regulations.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0023-2026) – Comprehensive amendment 5: Update Residential Accessory Use Regulations.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0024-2026) – Comprehensive amendment 6: Amend Residential Zone Standards.

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 amendments 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); 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

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