

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

TO: Maria Cruz, Town Clerk

FROM: Renata Bertotti, Deputy Director of Planning

RB

DATE: May 19, 2026

RE: Zone Change (ZC-0006-2026)
571 and 599 Porter Street

Rosemarie P. Chirico submitted a Planning and Zoning Commission application (ZC-0006-2026) requesting a zone change from Residence AA Zone to Rural Residence zone at 571 and 599 Porter Street.

Enclosed, please find a copy of the application narrative submitted by Rosemarie P. Chirico; a copy of the zone change maps submitted by the applicant; and 2 copies of the legal notice for the June 1, 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.

Application Narrative – Zone Change

Applicant: Rosemarie P. Chirico
Property: 571 and 599 Porter Street
Date: April 20, 2026

The Applicant is the owner of the aforementioned properties. 571 Porter Street is a 2.23 acre parcel of land developed with a residence and a detached garage on it, located in the AA Zone.

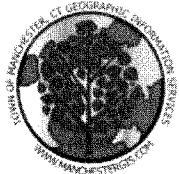
599 Porter Street is a 10.7 acre parcel of land developed with a residence, garage and horse barn on it, located partially in the AA Zone and partially in the RR Zone.

The Applicant seeks to rezone both properties to be located entirely within the RR Zone. Land lying easterly and southerly of the subject parcels is zoned RR. Land lying northerly and westerly of the subject parcels is zoned AA. This proposal would result in a mere shifting of the existing zone line to encompass all land owned by the Applicant in the RR Zone. This is desirable so that the Applicant may use all of the land that she owns for residential and agricultural purposes.

Town of Manchester, CT

Address: 571 PORTER STREET

RPKEY: 461000571



Property Information:

Mailing Address: 571 PORTER ST
MANCHESTER, CT

Owner Name: CHIRICO, ROSEMARIE P

Owner Address: 571 PORTER ST
MANCHESTER, CT 06040-5609

Land Class: Single Family

Land Use Code: 101

Acreage: 2.23

Zoning: AA

Year Built: 1955

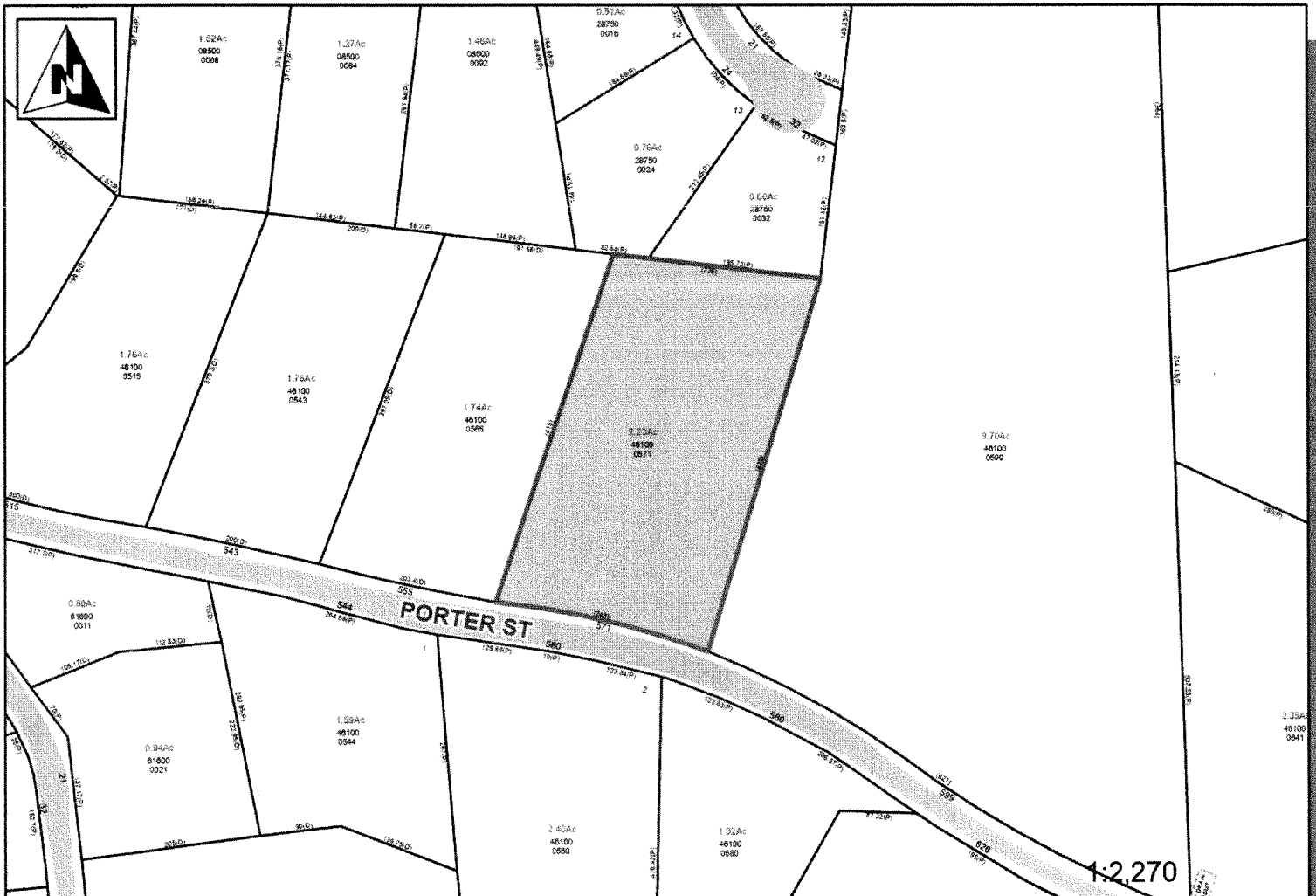
Appraisal: 530900

Assessment: 363880

Sale Price: \$0.00

Sale Date: 07/24/2013

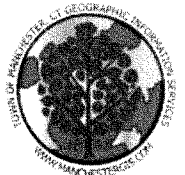
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Town of Manchester, CT

Address: 599 PORTER STREET

RPKEY: 461000599



Property Information:

Mailing Address: 599 PORTER ST
MANCHESTER, CT

Owner Name: CHIRICO, ROSEMARIE R

Owner Address: 571 PORTER ST
MANCHESTER, CT 06040

Land Class: Single Family

Land Use Code: 101

Acreage: 10.7

Zoning: AA

Year Built: 1941

Appraisal: 419200

Assessment: 256830

Sale Price: \$0.00

Sale Date: 07/24/2013

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**TOWN OF MANCHESTER
LEGAL NOTICE**

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

JOHN NNOROM AND MARCIA NNOROM – Special Exception (PSE-0050-2026) – Special exception under Art. II, Sec. 4.1 to convert a single-family dwelling to a two-family dwelling at 59 Concord Road, Residence A zone.

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

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Planning and Zoning Commission
Michael Stebe, Chair