


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

TO: Maria Cruz, Town Clerk

FROM: Renata Bertotti, Deputy Director of Planning 

DATE: June 1, 2026

RE: Zone Change (ZC-0008-2026)
Separate zones for the Silk Mill and Family Mansion Areas

The Town of Manchester Planning & Zoning Commission submitted a Planning and Zoning Commission application (ZC-0008-2026) requesting a zone change to provide separate zones for the Silk Mill and Family Mansion Areas. 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.**

Enclosed, please find a copy of the PROPOSED Town of Manchester Zoning Map and Historic Districts map, and 2 copies of the legal notice for the June 15, 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

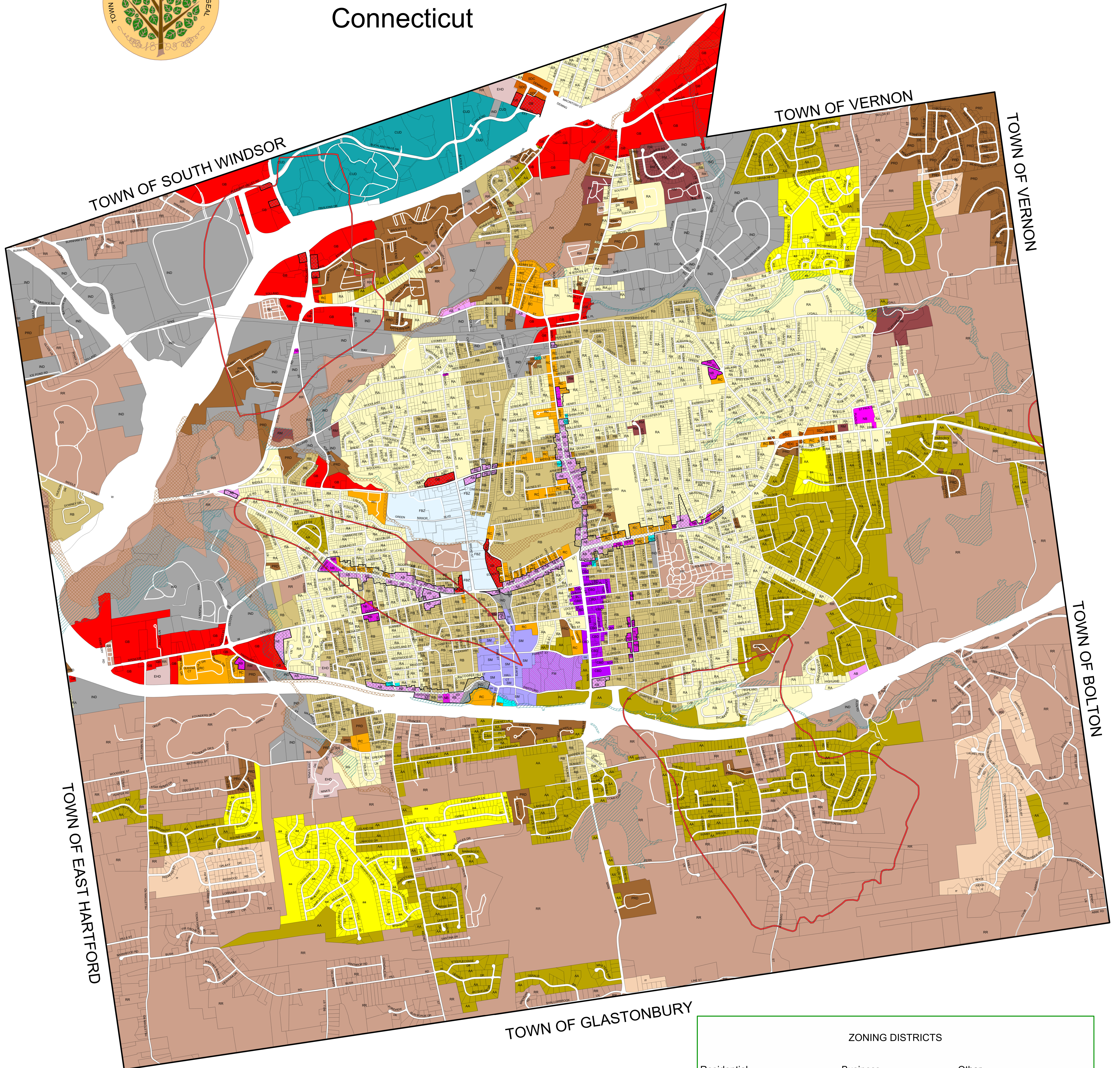
Encls.



ZONING MAP

Town of Manchester Connecticut

PROPOSED

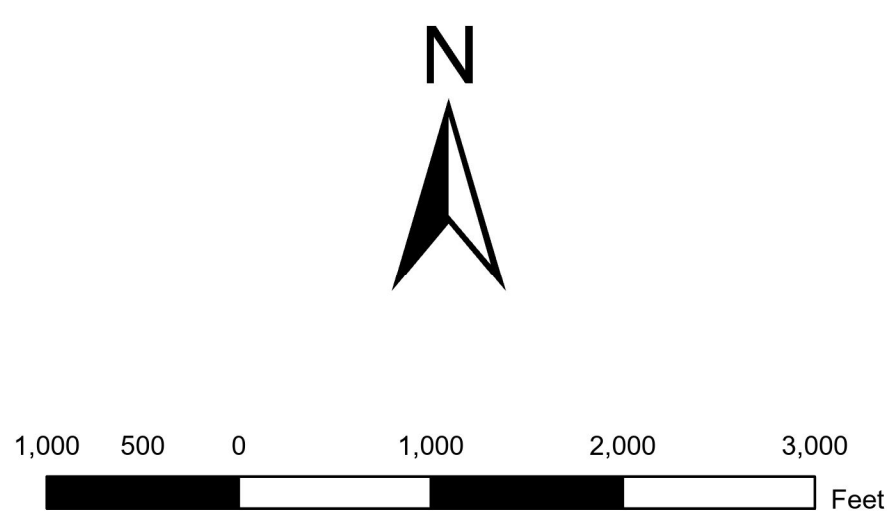


Notes: - Land along the Hockanum River cannot be disturbed beyond the encroachment line established by the Connecticut Department of Environmental Protection. Refer to the D.E.P. maps in the Engineering Department.
 - For an accurate delineation of the Flood Plain Zone, refer to the Flood Insurance Rate Maps prepared by the Federal Emergency Management Administration.
 - Aquifer Protection Area (APA) adopted by Aquifer Protection Agency on March 02, 2009.
 - Property lines taken from digital electronic base map provided by the Town of Manchester, Hartford County, Connecticut.
 - Datum: Connecticut 1983 North American Datum.
 - Vertical Datum: 1988 National Geodetic Adjustment

ADOPTED: March 3, 2003

REVISED: September 30, 2025

EFFECTIVE DATE OF LAST ZONE CHANGE:
October 7, 2025



ZONING DISTRICTS		
Residential	Business	Other
RR - Rural Residence	NB - Neighborhood Business	CUD - Comprehensive Urban Development
rr - Rural Residence (Cluster Regulations Apply)	SDC - Special Design Commercial	SM - Silk Mill area
AA - Residence AA	GB - General Business	FM - Family Mansion area
aa - Residence AA (Cluster Regulations Apply)	CBD - Central Business District	IND - Industrial
RA - Residence A	AB - Arterial Business	OSP - Off Street Parking
RB - Residence B		Form-Based Zone
RC - Residence C		Floodway
RM - Residence M		Flood Zone AE
PRD - Planned Residence Development		Design Overlay Zone
EHD - Elderly Housing Development		Level A Aquifer Protection Areas

Town of Manchester, CT



Geographic Information Services

Historic Districts

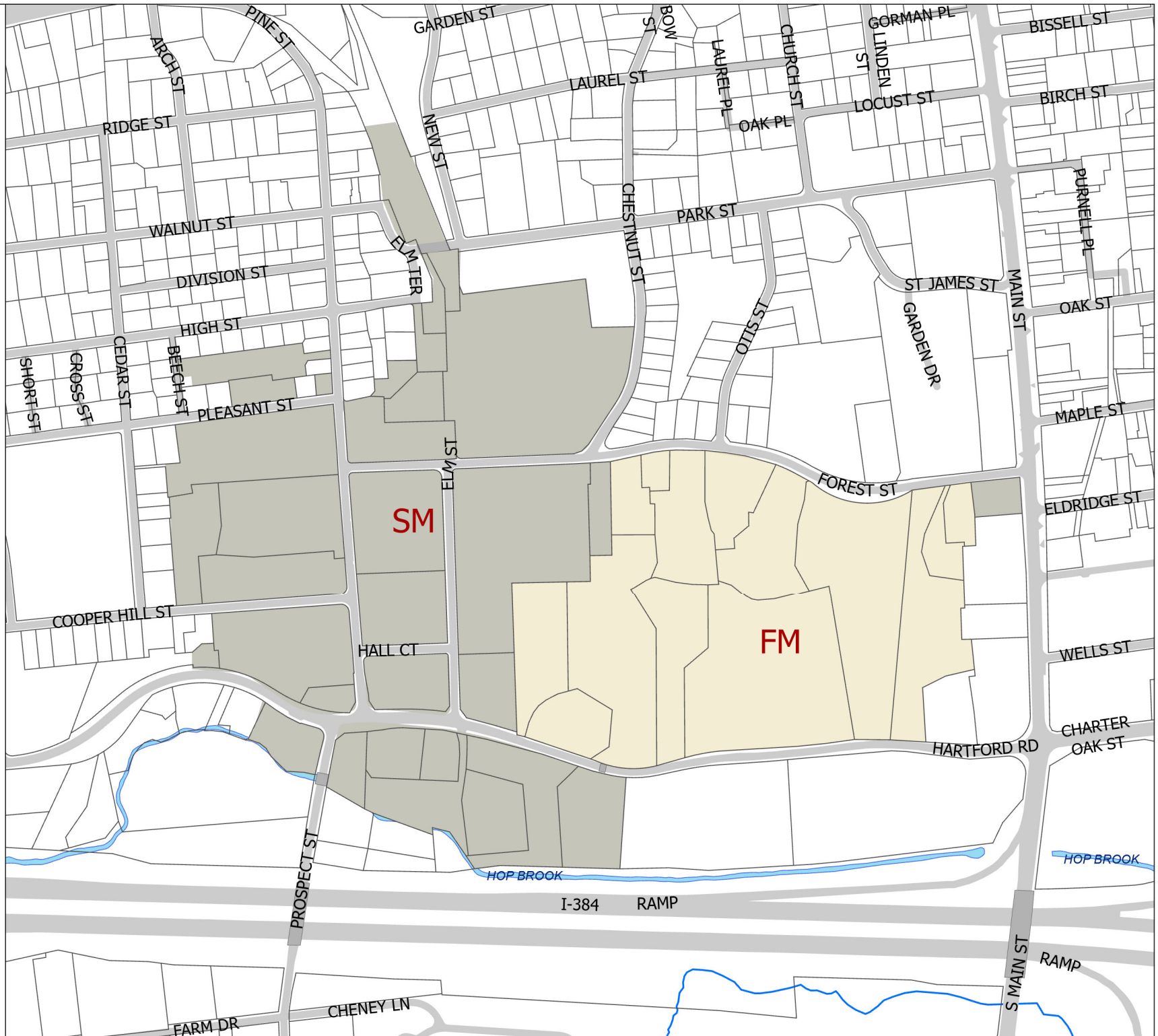
Legend

- FM (Family Mansion)
- SM (Silk Mill)
- Property Line
- Road
- Waterbody



0 250 500 Feet

Date Printed: 3/23/2026



**TOWN OF MANCHESTER
LEGAL NOTICE**

The Planning and Zoning Commission will hold a public hearing on June 15, 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:

TREVOR EDKIN – Zone Change (ZC-0007-2026) – Change of zone from Business V (B5) to Comprehensive Urban Development (CUD) Zone to allow a medical clinic at 50 Hale Road.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0029-2026) – Proposed comprehensive amendments to the zoning regulations at Art. I, Sec. 2; Art. II, Sec. 4; Art. II, Sec. 5; Art. II, Sec. 6; Art. II, Sec. 7; Art. III, Sec. 8; Art. III, Sec. 9; Art. IV, Sec. 11; Art. IV, Sec. 12; Art. V, Sec. 14; Art. V, Sec. 17; and Art. VI, Sec. 18; Recommendation 7: Create Separate Zones for Silk Mill and Family Mansion Areas.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Map Amendment (ZC-0008-2026) – To provide separate zones for the Silk Mill and Family Mansion Areas. 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.**

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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