

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

**TO:** Maria Cruz, Town Clerk

**FROM:** Renata Bertotti, Deputy Director of Planning

RB

**DATE:** June 11, 2026

**RE:** Zone Change (ZC-0009-2026)

The Town of Manchester Planning and Zoning Commission submitted a Planning and Zoning Commission application (ZC-0009-2026) requesting a zone change 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.
- Merge the B5 zone into the GB zone.

Enclosed, please find a copy of the PROPOSED Town of Manchester Zoning Map and 2 copies of the legal notice for the June 29, 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

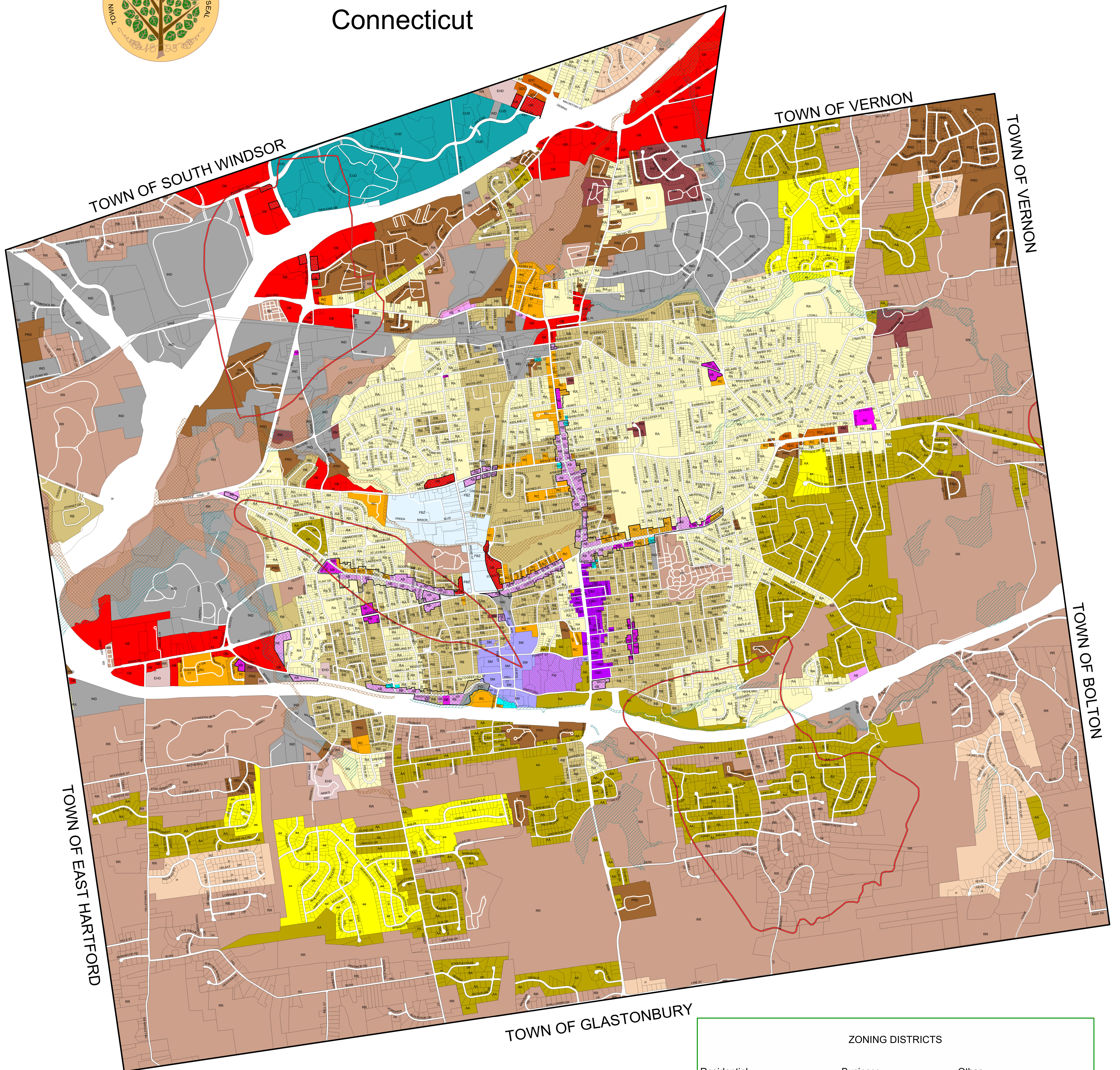
Encls.



# ZONING MAP

## Town of Manchester Connecticut

# PROPOSED

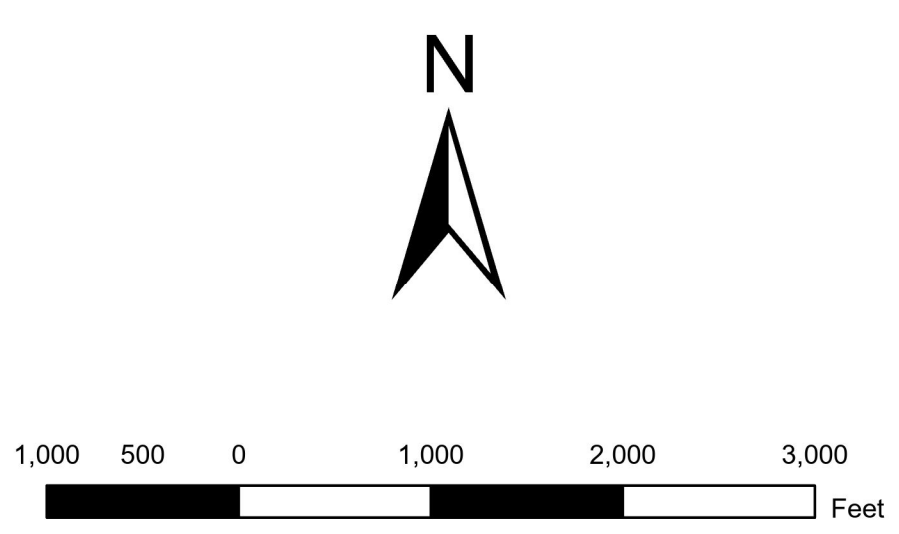


Notes: - Land along the Hockanum River cannot be disturbed beyond the encroachment line established by the Connecticut Department of Environmental Protection. Refer to the D.E.P. maps in the Engineering Department.  
 - For an accurate delineation of the Flood Plain Zone, refer to the Flood Insurance 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		
<b>Residential</b>	<b>Business</b>	<b>Other</b>
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  
LEGAL NOTICE**

The Planning and Zoning Commission will hold a public hearing on June 29, 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:

**TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0030-2026)** – 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.

**TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0031-2026)** – 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.

**TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0032-2026)** – 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.

**TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0033-2026)** – 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.

**TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zone Change (ZC-0009-2026)** – 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.

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](mailto: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](mailto: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 and the proposed zoning district changes 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](mailto: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 these applications 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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