

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

TO: Maria Cruz, Town Clerk

FROM: Renata Bertotti, Deputy Director of Planning 

DATE: September 11, 2026

RE: Zone Change (ZC-0010-2026)
1527 Pleasant Valley Road; 75, 95, 105, 111, 112, and 250 Buckland Street;
and 49 and 50 Hale Road

The Manchester Planning and Zoning Commission proposes to amend the official zoning map to remove the Design Overlay Zone from lots formerly zoned Business V and a lot in the Comprehensive Urban Development Zone. The following parcels would be removed from the Design Overlay Zone: 1527 Pleasant Valley Road; 75, 95, 105, 111, 112, and 250 Buckland Street; and 49 and 50 Hale Road.

Enclosed, please find a copy of the zone change map submitted by the applicant, entitled "Proposed Zoning Map Amendment: Application 14," and 2 copies of the legal notice for the September 30, 2026 Planning and Zoning Commission meeting at which this application will be discussed.

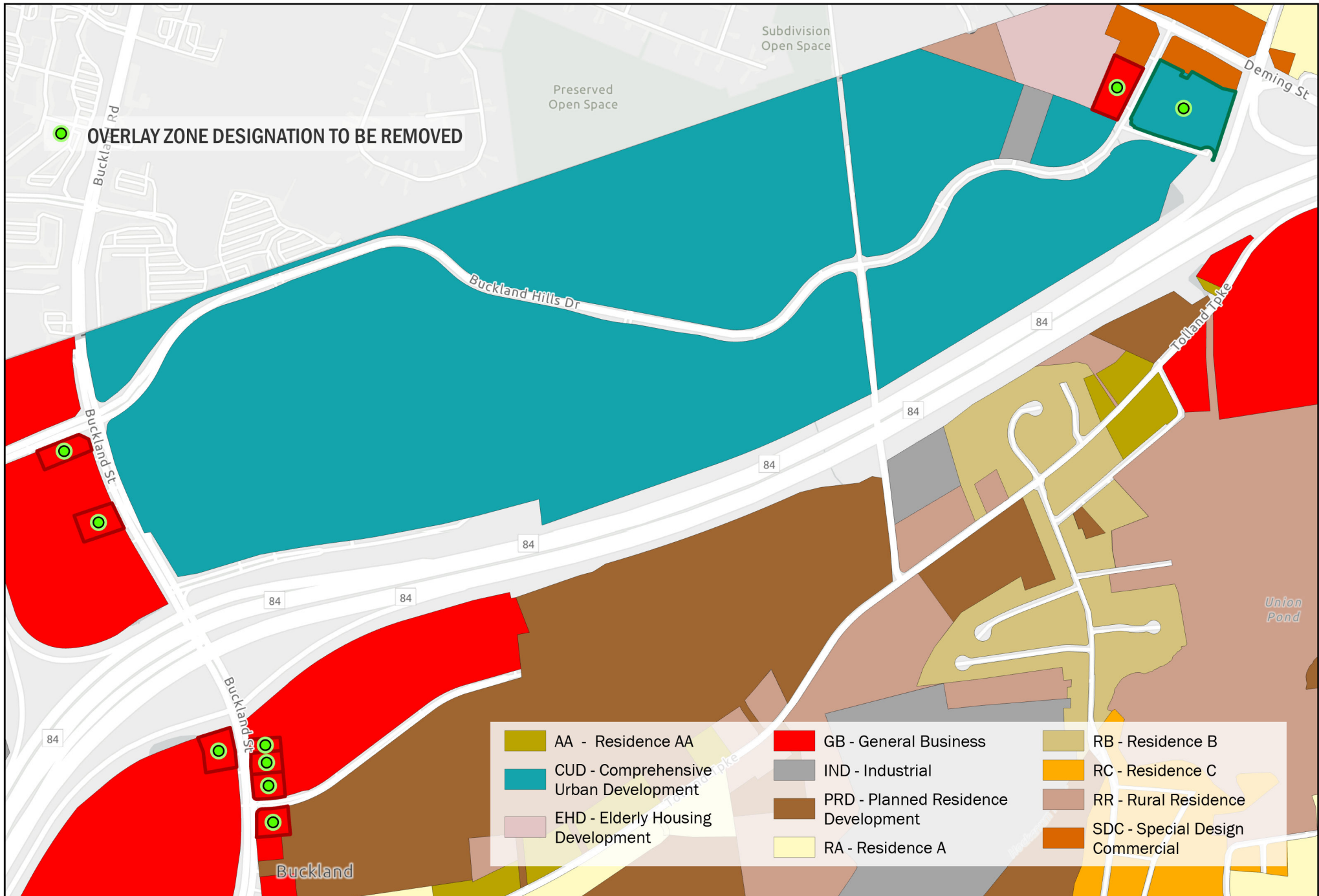
Please date stamp this memo, as well as one copy of the enclosed legal notice, and return them to the Planning Department for our records.

rb/kw

Encls.



Proposed Zoning Map Amendment: Application 14



TOWN OF MANCHESTER LEGAL NOTICE

The Planning and Zoning Commission will hold a public hearing on September 30, 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-0035-2026) – Review, discussion and possible adoption of recommendations associated with the comprehensive rewrite of the Manchester Zoning Regulations:
Recommendation 13: Update Parking Regulations.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0036-2026) – Review, discussion and possible adoption of recommendations associated with the comprehensive rewrite of the Manchester Zoning Regulations:
Recommendation 14: Floating and Overlay Zone Amendments.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0037-2026) – Review, discussion and possible adoption of recommendations associated with the comprehensive rewrite of the Manchester Zoning Regulations:
Recommendation 15: Update Floodplain Zone Regulations.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (REG-0038-2026) – Review, discussion and possible adoption of recommendations associated with the comprehensive rewrite of the Manchester Zoning Regulations:
Recommendation 16: Update Sign Regulations.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zone Change (ZC-0010-2026) – 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 remove the Design Overlay Zone from lots formerly zoned Business V and a lot in the Comprehensive Urban Development Zone. The following parcels would be removed from the Design Overlay Zone: 1527 Pleasant Valley Road; 75, 95, 105, 111, 112, and 250 Buckland Street; and 49 and 50 Hale Road.

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 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 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
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