

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

**TO:** Maria Cruz, Town Clerk

**FROM:** Megan Pilla, Principal Development Planner



**DATE:** July 10, 2025

**RE:** Zone Change (ZC-0005-2025)  
945 Center Street

The Clarence Jeffers Trust submitted a Planning and Zoning Commission application (ZC-0005-2025) requesting a zone change from Residence A and Residence aa to Business II (so the entire parcel is Business II), and to remove the partial Design Overlay zone designation at 945 Center Street.

Enclosed, please find a copy of the application narrative submitted by the Clarence Jeffers Trust; a copy of the zone change map submitted by the applicant, entitled "945 CENTER ST", prepared by the Town of Manchester, CT Geographic Information Systems, dated June 9, 2025; and 2 copies of the legal notice for the July 28, 2025 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.

mp/kw

Encls.



MANCHESTER PLANNING & ZONING COMMISSION

Applicant: **Clarence Jeffers Trust in Memory of John T. Jeffers**  
Application: **Change of Zone for Remainder of Parcel to Business II**  
Location: **917, 935, 945 and 947 Center Street**  
Date: **July 3, 2025**  
Item: **Application Narrative**

The Clarence Jeffers Trust in Memory of John T. Jeffers is a charitable trust, the trustees of which hold title to the land that is the subject of this application. The four different addresses set forth above notwithstanding, it is only one parcel of land (there are no boundaries by deed and henceforth no lot lines between the four different addresses).

The parcel is slightly less than three acres in size. It is an irregular shaped parcel, bounded on the north by Middle Turnpike West, the west by New State Road, the south by Center Street, and on the east by residential properties and a Trust-owned wooded and undeveloped parcel that bears a Residence A zone district classification and is not a part of this application. The land along Center Street is flat, rising thereafter to the rear of the structures on the property and to New State Road on the west and Middle Turnpike West on the north. The grade along those roadways is so steep as to preclude access therefrom, and so driveway access is limited to Center Street.

The abutting roadways are major arterials owned by the State of Connecticut and served by fully developed drainage systems. A 20-foot-wide sewer easement encompassing a 42" RCP sewer pipe that feeds into the nearby town sewage treatment plant bisects the property.



There are five buildings on the parcel, all currently and historically dedicated to commercial uses. The structure designated as 947 Center Street was built in 1949 as a gas station/auto repair facility and is currently occupied by an auto-related retail business. The two-story building next door at 945 Center Street, the oldest on the parcel, was built in 1928. It too was originally a garage, and it was customary at the time for the owner to live above the shop. It is currently occupied by a home improvement business. 935 Center Street, a low single-story building, formerly the A.P. Equipment shop, is vacant. 927 Center Street is occupied by the Chez-Ben restaurant. 917 Center Street is also a former gas station that is currently occupied by Charlie's Towing. It should again be noted that 897R Center Street, an undeveloped wooded parcel that was recently deeded to the Applicant by the Manchester Land Conservation Trust, is not a subject of this application.

The most westerly portion of the site (a triangle of land) is zoned Residence AA. This is the point at which Center Street and Middle Turnpike West make their connection. Given the traffic on these two roadways, the small size of the triangle of land, the Cheney Tech and East Catholic uses across Middle Turnpike West, and the fact that the triangle is abutted by the Business II -zoned and commercially developed remaining portion of the parcel, Residence AA is not an appropriate zone district classification for the triangle. In like fashion, the northerly portion of the subject parcel along Middle Turnpike West should enjoy the same Business II zone district classification as the balance of the parcel, and not its current Residence A designation.

Finally, the applicant seeks relief from the current Design Overlay classification along its Center Street frontage. The small size of the five historic buildings on the site, each of which has consistently existed in its current form and use for many decades, and the fact that Middle Turnpike West is rendered both inaccessible and buffered by the sharp rise of a wooded grade, thereby reducing the effective size of the parcel, suggests that this additional level of zoning review is an unnecessary impediment to the management of this property by a small charitable trust.




# Town of Manchester, CT




## Geographic Information Systems


### 945 CENTER ST


#### Legend

 Overlay Zone

#### Zoning


 B2 - Business II

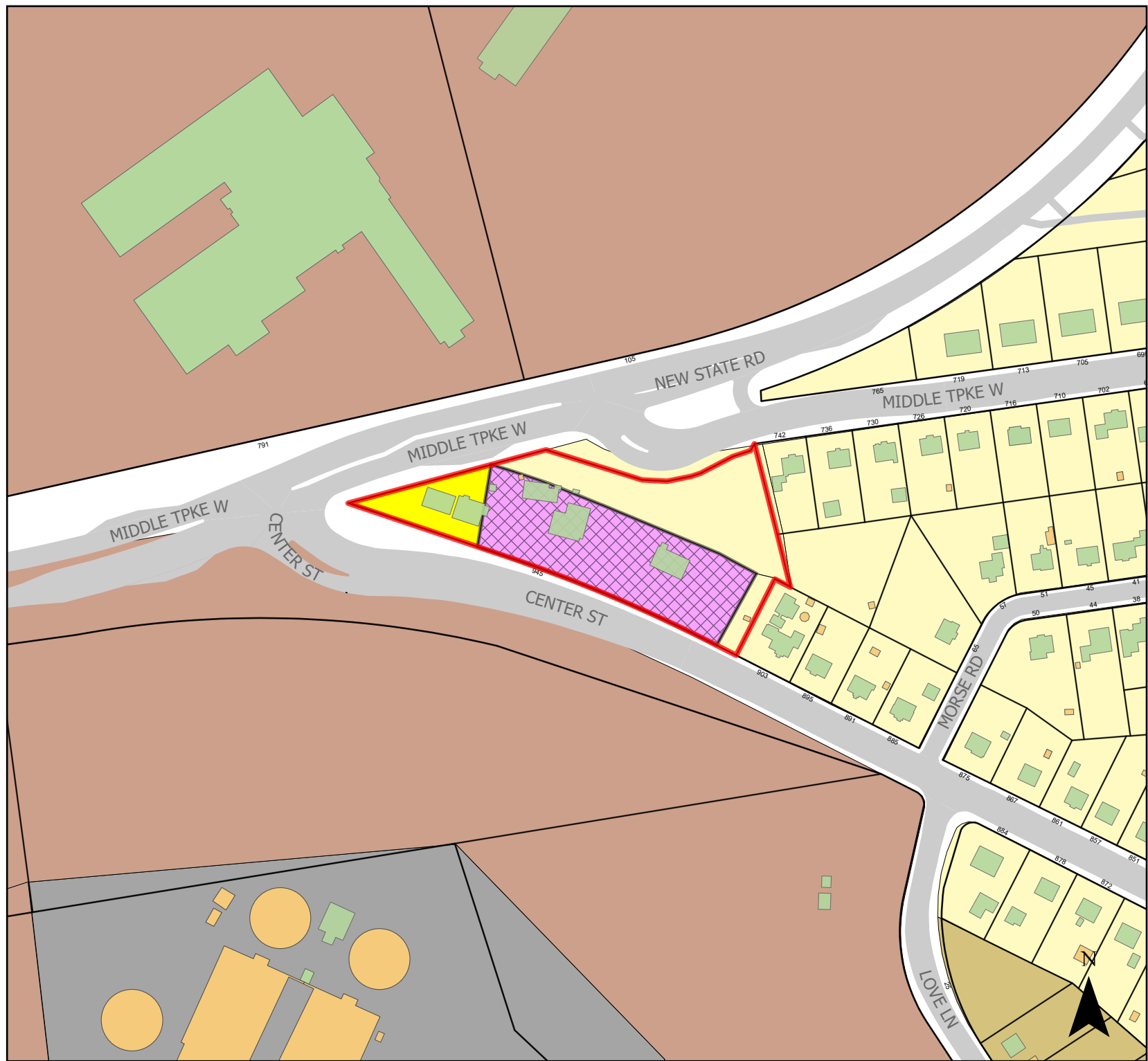
 IND - Industrial

 RA - Residence A

 RB - Residence B


 RR - Rural Residence

 Residence AA (Cluster  
Regulations Apply)



**DISCLAIMER:**  
The Town of Manchester, CT assumes no legal responsibility for the information contained in this map. This map is provided 'AS IS' without warranty of any kind.

**NOTES:**  
Planimetric and topographic information were compiled by stereo photogrammetric methods from photography dated April 24, 1999 in accordance with ASPR accuracy standards for 1"=40' large scale Class I maps. Real property compiled from recorded deeds, subdivision plans and other public records. Utility networks compiled from record plans, as-builts and/or field survey data. Aerial photography dated April 24, 1999.

0 35 70 140 210 280  
 Feet

1 inch = 200 ft

Date: 6/9/2025



## TOWN OF MANCHESTER LEGAL NOTICE

The Planning and Zoning Commission will hold a public hearing on July 28, 2025 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:

**CLARENCE JEFFERS TRUST – Zone Change (ZC-0005-2025)** – Change of zone from Residence A and Residence aa to Business II (so the entire parcel is Business II), and request to remove the partial Design Overlay zone designation at 945 Center 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](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 district change may be reviewed online at <https://www.manchesterct.gov/Government/Departments/Planning-and-Economic-Development>; 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 this application will be available online at <https://Manchesterct.gov/pzc> by the Friday before the hearing.

Planning and Zoning Commission  
Eric Prause, Chair



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Planning and Zoning Commission  
Eric Prause, Chair