

**SPECIAL MEETING
BOARD OF MAYOR AND ALDERMEN
(PUBLIC HEARING)**

July 29, 1997

7:00 PM

Mayor Wieczorek called the meeting to order.

Mayor Wieczorek called for the Pledge of Allegiance, this function being led by Alderman Hirschmann.

A moment of silent prayer was observed.

The Clerk called the roll. There were nine Aldermen present.

Present: Aldermen Elise, Sysyn, Clancy, Shea, Domaingue, Pariseau, Cashin,
Hirschmann
Alderman Reiniger arrived late.

Absent: Aldermen Wihby, Soucy and Robert

Mayor Wieczorek advised that the purpose of the hearing was to hear those wishing to speak in favor of or in opposition to a proposed Ordinance; that the Clerk would present the proposed Ordinance for discussion at which time those wishing to speak in favor would be heard, followed by those wishing to speak in opposition; that anyone wishing to speak must first step to the nearest microphone when recognized and recite his/her name and address in a clear, loud voice for the record; that each person would be given only one opportunity to speak; and any questions must be directed to the Chair.

The Clerk presented the proposed Ordinance:

“Amending the Zoning Ordinance of the City of Manchester by rezoning parcels of land currently zoned B-1 (Neighborhood Business) in the area generally including the east side of S. Main Street between West Hancock Street and Goffe Street, to B-2 (General Commercial).

Mayor Wieczorek requested that Robert MacKenzie, Director of Planning, make a presentation.

Mr. MacKenzie stated the request before us tonight is a rezoning request by the property owners including five parcels of property on the west side. It's on the southeast side of South Main Street between West Hancock and Goffe Street. This area has seen some rezoning changes in the last couple of years. You can see on the sheet that I provided that the area directly across the street was rezoned last year including both the Sacred Heart Church and what became the Walgreens lot...Walgreens subsequently built the drug store on the corner of Varney and South Main Street. Four years ago in 1993, the property owners who are currently petitioning this

change came before the Board and requested at the time a change to R-2 which is Residential Two-family to a B-1 Neighborhood designation. A neighborhood has more restricted commercial uses allowed. The request tonight is to change that same area that was requested four years ago from B-1 to B-2 and I do remember on a couple of occasions the Aldermen have requested to know some of the differences between the zoning districts, so on the second sheet you see a summary listing of the differences between the B-1 and the B-2. You can see in the first column those are uses allowed in the B-1. Generally, they have been quite limited convenience/retail, certain office uses, but certainly not the full spectrum of typical commercial uses. The B-2 on the right-hand side is a more general commercial use zoning district and the area is zoned B-2 both to the west and the north of this particular site. So, the request essentially is to change from one commercial zoning district to another. At this point, I'd be happy to answer any questions of the Board.

Alderman Domaingue asked, Mr. MacKenzie, was there a particular request to bring in a business into this area that brought about the request for this rezoning.

Mr. MacKenzie replied, no, I'm no aware of any applications that are coming into the Planning Board for any major applications. It is possible that they were seeking to put a commercial tenant in one of the buildings that was not allowed under the B-1.

Alderman Cashin stated at the present time there is no request for any businesses that I am aware of, however, you do have a barber shop at that location now, you have a beauty shop there and across the street you have the new Walgreens. Above that there is a sandwich shop that does catering out of that building. It really is conducive to a business zone and I favor it, I'm not opposed to it.

Mayor Wieczorek called for those wishing to speak in favor. There were none.

Mayor Wieczorek called for those wishing to speak in opposition. There were none.

Mayor Wieczorek advised that all wishing to speak having been heard, the testimony presented would be referred to the Committee on Bills on Second Reading to be taken under advisement with reports to be made to the Board of Mayor and Aldermen at a later date.

There being no further business to come before the public hearing, on motion of Alderman Shea, duly seconded by Alderman Pariseau, it was voted to adjourn.

A True Record. Attest.

City Clerk