

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

**March 19, 2001**

**7:00 PM**

Mayor Baines called the meeting to order.

Mayor Baines called for the Pledge of Allegiance.

A moment of silent prayer is observed.

The Clerk called the roll.

Present: Aldermen Wihby, Gatsas, Levasseur, Sysyn, Clancy, Pinard, O'Neil, Lopez, Shea, Vaillancourt, Pariseau, Cashin, and Hirschmann

Absent: Alderman Thibault

Mayor Baines advised that the purpose of the public hearing is to hear those wishing to speak in favor of or in opposition to a proposed Ordinance; that the Clerk will present the proposed Ordinance for discussion at which time those wishing to speak in favor will 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 will be given only one opportunity to speak; and any questions must be directed to the Chair.

The Clerk presented the proposed zoning ordinance amendment:

"Amending the Zoning Ordinance of the City of Manchester by Revising Sections 8.05 and 3.03 to increase the allowed Floor Area Ratio for elderly building projects from .75 to 1.0 and to revise the definition of Floor Area Ratio to exclude parking garages from the calculation."

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

Mr. MacKenzie stated these were actually items that were discussed briefly with the Committee on Bills on Second Reading when the Committee was reviewing the overall zoning ordinance. The staff at that time did not have enough time to finalize these two sections to get into the full Ordinance so we are bringing those two sections here before the Board tonight. The first section, specifically, deals with elderly high-rises and allowing them in R-3 districts. This provision would actually increase the density to be more consistent with the intent of high-rise elderly structures. The Ordinance had called

for a .75 floor area ratio. After the staff looked at it and looked at a few other projects, we were recommending a floor area ratio of 1.0. To be clear, a floor area ratio is the amount of square footage you can put on a lot. If you have a lot of 40,000 square feet, that means you can have 40,000 square feet of floor area and typically you would have that on three or four stories so it only takes up about 25% of the lot. So, the recommendation is to change the floor area ratio for elderly housing projects from .75 to 1.0. The second item is to exclude from floor area ratio any parking garages. This would be consistent with where the old zoning ordinance had parking garages. Parking garages were not included in the old ordinance in the calculations and this would make it consistent with the old ordinance. At this point, that is all I have to present. I would be happy to answer any questions of the Board.

Mayor Baines called for those wishing to speak in favor.

There were none.

Mayor Baines called for those wishing to speak in opposition.

There were none.

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

A True Record. Attest.

City Clerk