

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
DECEMBER 11, 2006**

MEMBERS PRESENT: David Wichman Mark Connors (sitting)
 Eugene Sierakowski Rudolph Kissmann (sitting C-192)
 Joseph Diminico
 Horace Brown

COLVEST/HTFD. MAN. WFLD. LLC C/O THE COLVEST GROUP, LTD

172 Deming Street

Special Exception (C-192) – Article II Section 22.04.05 for a drive-through facility

Special Exception (C-192) – Article II Section 22.04.01 for retail establishments over 2,000 sq.ft

MOTION: Mr. Sierakowski moved to approve with modifications that 1) additional landscape plantings (trees and shrubs) shall be provided on the west and south sides of the refuse collection area, and along the foundation of the building to provide visual relief; 2) any roof-mounted utilities will be screened from view; 3) the dumpster enclosure detail submitted at the November 6, 2006 meeting should be shown on the plans. Add a note to the plans that the top of the dumpster shall be no taller than the top of the fence; 4) comments in the memorandum from Richard Staye to Mary F. Savage dated October 11, 2006; 5) comments in the memorandum from Jeff LaMalva to Mary F. Savage dated November 17, 2006, except for #2; 6) comment 1 in the October 12, 2006 memorandum from James Davis to Mary F. Savage; and with the conditions that: 1) a FOG permit application must be completed prior to the issuance of a building permit; 2) rear exit doors must swing to the left; 3) the developer shall provide appropriate signage and pavement making arrows to inform motorists of the one-way circulation on site and clearly delineate bypass lane in drive-through window area; and 4) the applicant shall provide a full set of engineered plans for review for compliance with application requirements (drainage, public improvements, etc.) consistent with the site development plan revised to 11/02/06, drawing C-1. Mr. Kissmann (sitting for this item) seconded the motion and all members voted in favor.

TOWN OF MANCHESTER

1 Landfill Way

Inland Wetlands Permit (T-460)

Erosion Control Plan (T-461)

MOTION: Mr. Brown moved to approve the inland wetlands permit and erosion control plan with the modifications noted in a memorandum from Mary F. Savage to James Otis, dated December 6, 2006. Mr. Diminico seconded the motion and all members voted in favor.

(OVER)

PAULA A. & JEFFREY T. COUGHLIN

270 Gardner Street

Subdivision (C-195); Erosion Control Plan (C-196) – request for extension

MOTION: Mr. Sierakowski moved to grant an extension to February 22, 2007 for consideration of this application. Mr. Diminico seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

September 6, 2006 - Public Hearing/Business Meeting

October 4, 2006 - Public Hearing/Business Meeting

November 20, 2006 – Business Meeting

MOTION: Mr. Sierakowski moved to adopt the minutes as corrected. Mr. Connors seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

DIAMANTINO AND JOSE CORREIA - 141-145 Union Street - Inland Wetland Permit (C-197); Resubdivision (C-198) - wetlands permit and resubdivision application to divide a parcel on the party wall of a two-family dwelling.

EIGHTH UTILITIES DISTRICT - 361 Hilliard Street – Inland Wetlands Permit (E-43); Erosion Control Plan (E-44) – for the construction of an 8,000 sq.ft. garage building.

EIGHTH UTILITIES DISTRICT - 361 Hilliard Street – Public Works Garage Building (MR-0612) – request for referral report subject to Section 8-24 of the Connecticut General Statutes.

URBANETTI PROPERTIES - 126 & 148 Forest Street – Historic Zone Site Plan Modification (U-45) – conversion of mill building to nine residential and two retail units and improvements to Carriage House for four residential units.

TOWN OF MANCHESTER – 1 Landfill Way –Erosion Control Plan (T-461) – erosion control plan approval associated with the realignment of access road and drainage improvements to landfill.