

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
MAY 15, 2006**

MEMBERS PRESENT: David Wichman Clarence Zachery
Eugene Sierakowski Mark Connors
Joseph Diminico
Jason Doucette
Horace Brown

WAL-MART STORES, INC.

420 Buckland Hills Drive

CUD Preliminary Plan (W-134)

MOTION: Mr. Sierakowski moved to approve the CUD preliminary plan because it is consistent with the Plan of Conservation and Development and has positive long-term environmental impacts. Mr. Doucette seconded the motion and all members voted in favor.

CUD Final Plan (W-135)

MOTION: Mr. Sierakowski moved to approve the CUD final plan with modifications as contained in staff memoranda from Lynne Pike DiSanto to Mary F. Savage, dated April 25, 2006; Mary F. Savage to Cory Keegan, dated May 1, 2006; Richard Staye to Mary F. Savage, dated April 26, 2006; and Lynne Pike DiSanto to Mary F. Savage, dated May 8, 2006. Mr. Doucette seconded the motion and all members voted in favor.

770 LLC

Highledge Circle (aka 190 Coop Sawmill Road)

Inland Wetlands Permit (S-201)

MOTION: Mr. Sierakowski moved to approve the inland wetlands permit for a three-year term. Mr. Brown seconded the motion and all members voted in favor.

SETH CO., INC.

190V Coop Sawmill Road

Subdivision - Request for Extension and Approval of Phasing Plan (S-165)

MOTION: Mr. Sierakowski moved to approve the phasing plan and approve a three-year extension for the subdivision plan with modifications as detailed in staff memoranda from Jeff LaMalva to Mary F. Savage, dated May 4, 2006; Jeff LaMalva to Mary F. Savage, dated February 10, 2006, comments #5 and 6; and from Richard Staye to Mary F. Savage, dated May 1, 2006; and with the conditions that: 1) The applicant and its successors, agents, or assigns, shall hire an independent qualified professional acceptable to the Manchester Fire-Rescue-EMS Fire Marshal's Office to conduct pre-blast and post-blast surveys for all properties within 300' of any blast, provided permission is granted by the property owners; 2)

The qualified professional shall monitor all blasting activities, and pre-blast and post-blast survey reports and blast monitoring reports shall be submitted to the Manchester Planning Department; 3) Seismic readings for all blasting activity shall be taken as close as possible to the foundations of all the principal buildings within 300' of any blast; 4) Post-blast surveys shall be conducted daily at the end of all blasting activity, and shall be completed before any activity begins the following day; and 5) Pre- and post-blast survey reports are to be submitted to the Manchester Planning Department with 72 hours of the day of the activity. Mr. Diminico seconded the motion and all members voted in favor.

Erosion Control Plan - Request for Extension (S-166)

MOTION: Mr. Sierakowski moved to approve a three-year extension for the erosion control plan with modifications as detailed in staff memoranda from Jeff LaMalva to Mary F. Savage, dated May 4, 2006; Jeff LaMalva to Mary F. Savage, dated February 10, 2006, comments #5 and 6; and from Richard Staye to Mary F. Savage, dated May 1, 2006. Mr. Diminico seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

March 16, 2006 - Public Hearing/Business Meeting

April 3, 2006 - Public Hearing/Business Meeting

MOTION: Mr. Doucette moved to approve the minutes as amended. Mr. Brown seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

TOWN OF MANCHESTER ENGINEERING DIVISION - 94 Cedar Street - Erosion Control Plan (T-451) - Erosion control plan for Washington School improvements.

HOMEOWNERSHIP ASSISTANCE FOR LOWER AND MODERATE INCOME, INC. - 152 Oakland Street and 172 North School Street - PRD Zone Change and Preliminary Plan of Development (H-188) - Zone change and preliminary plan for two duplex units on .79 acres.

TAVCO ASSOCIATES, LLC - 138 Amherst Drive, 61 & 69 Chatham Drive and 199 Meadowbrook Drive - Inland Wetlands Permit (T-452) - Wetlands permit associated with water main relocation project.

GARDNER HOLDINGS COMPANY, LLC/SOUTH MEADOW ESTATES ASSOCIATION, INC. - 214 Gardner Street - PRD Final Plan Modification (G-144) - Proposal to remove sidewalks on Cantone Circle a.k.a. South Meadow Estates.