

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION  
FOR THE MEETING OF  
APRIL 17, 2006**

**MEMBERS PRESENT:** David Wichman                      Clarence Zachery (sitting)  
Joseph Diminico    Mark Connors (sitting)  
Jason Doucette

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**HIGHLAND OAKS CORP.**

179 Garth Road (a.k.a. Lot 53 – Highland Oaks)

Resubdivision (H-184)

**MOTION:** Mr. Doucette moved to approve the resubdivision with the following conditions: 1) the applicant and its successors, agents, or assigns shall comply with all federal and state requirements, and local Fire Marshal requirements, governing blasting; 2) 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; 3) 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; 4) 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; 5) 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; 6) pre- and post-blast survey reports are to be submitted to the Manchester Planning Department with 72 hours of the day of the activity; and 7) before any blasting activity can occur the applicant and its successors, agents, or assigns, shall submit a blasting plan for the entire subdivision including work related to streets, utilities, and building foundations. The plan shall describe the typical sequence of blasting activities for the various aspect of the project; the types of explosives expected to be used; and the precautions to be taking during blasting. Said plan shall be filed with the Manchester Planning Department. Mr. Zachery seconded the motion and all sitting members voted in favor. Mr. Diminico did not sit on this item.

Erosion Control Plan (H-185)

**MOTION:** Mr. Doucette moved to approve the erosion control plan. Mr. Zachery seconded the motion and all sitting members voted in favor. Mr. Diminico did not sit on this item.

**(OVER)**

**OTO DEVELOPMENT, LLC**

1524 Pleasant Valley Road and Croft Drive

Inland Wetlands Permit (O-47)

**MOTION:** Mr. Zachery moved to approve the inland wetlands permit for a period of five years because the project would have no impact or disturbance on the wetlands. Mr. Connors seconded the motion and all members voted in favor.

Resubdivision (O-44)

**MOTION:** Mr. Doucette moved to approve with modifications as specified in a staff memorandum from Lynne Pike DiSanto to Mary F. Savage, dated April 5, 2006, comments #6 and 7. Mr. Connors seconded the motion and members Connors, Wichman and Doucette voted in favor. Members Diminico and Zachery opposed. The motion passed three to two.

Erosion Control Plan (O-45)

**MOTION:** Mr. Doucette moved to approve the erosion control plan with modifications as specified in a staff memorandum from Derrick Gregor to Mary F. Savage, dated April 13, 2006, comments #4, 5, 6, 7 and 8. Mr. Connors seconded the motion and all members voted in favor.

Special Exception Modification (O-46)

**MOTION:** Mr. Doucette moved to approve with modifications as specified in staff memoranda from Thomas R. O'Marra to Mary F. Savage, dated March 28, 2006; from Lynne Pike DiSanto to Mary F. Savage dated April 5, 2006, comments #1, 2, 3, 4, 5 and 8; from Derrick Gregor to Mary F. Savage, dated April 13, 2006, comments #1, 2, 3, 4 and 5; and from Richard Staye to Mary F. Savage dated April 12, 2006; and with the conditions that 1) all fire lanes and access to the site must be kept clear at all times; and 2) site lighting shall be designed to provide the maintained horizontal illuminance recommendations of the Illuminating Engineering Society of North America (IES) for medium level general parking and pedestrian activities. Only full cut-off light fixtures shall be used and no drop lenses within recess lighting fixtures shall be used; and 3) the only gate is to be at the interior access to the site on the western side. Mr. Connors seconded the motion and all members voted in favor.

**KEVIN ROCKOFF**

229 Jenny Cliff

Inland Wetlands Permit - Determination of Significance (R-112)

**MOTION:** Mr. Diminico moved that the proposed activities would not have a significant impact on the wetlands and therefore will not require a public hearing. Mr. Doucette seconded the motion and all members voted in favor.

Inland Wetlands Permit (R-112)

**MOTION:** Mr. Doucette moved to approve with modifications as listed in the April 12, 2006 memo from Mary F. Savage to Kevin Rockoff, and with the condition that the pool

system utilize a cartridge filtration system. Mr. Diminico seconded the motion and members Wichman, Diminico, Doucette and Zachery voted in favor; Mr. Connors opposed. The motion passed four to one.

**ROBERT SAWYER**

150 Tufts Drive (aka Lot 2)

Inland Wetlands Permit - Determination of Significance (S-200)

**MOTION:** Mr. Zachery moved that the proposed activities would not have a significant impact on the wetlands and therefore will not require a public hearing. Mr. Diminico seconded the motion and all members voted in favor.

Inland Wetlands Permit (S-200)

**MOTION:** Mr. Zachery moved to approve the inland wetlands permit with modifications in the April 12, 2006 memo from Mary F. Savage to Jeff Sawyer. Mr. Doucette seconded the motion. Members Diminico and Mr. Doucette voted in favor; members Zachery, Connors and Wichman voted against. The motion failed three to two and the permit was denied.

**MANDATORY REFERRAL**

Modular Classrooms for Bowers, Buckley, Washington and Martin Elementary Schools and expansion at Martin School (MR-0603)

**MOTION:** Mr. Doucette moved to make a favorable recommendation to the Board of Directors for the modular classrooms, noting that the modulars may have to be relocated if there is a conflict with utilities. Mr. Zachery seconded the motion and all members voted in favor.

**MANDATORY REFERRAL**

1151 Main Street

Bennet Middle School Project (MR-0606)

**MOTION:** Mr. Diminico moved to table action on this item until the May 3, 2006 meeting. Mr. Doucette seconded the motion and all members voted in favor.

**APPROVAL OF MINUTES**

February 6, 2006 - Business Meeting

March 6, 2006 - Business Meeting

March 20, 2006 - Public Hearing/Business Meeting

**MOTION:** Mr. Doucette moved to approve as corrected. Mr. Zachery seconded the motion and all members voted in favor.

**RECEIPT OF NEW APPLICATION**

TOWN OF MANCHESTER - 227 Middle Turnpike East - Erosion Control Plan (T-449) - Illing Middle School additions/renovations.