

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION  
FOR THE MEETING OF  
SEPTEMBER 18, 2006**

**MEMBERS PRESENT:** David Wichman            Clarence Zachery (sitting)  
                                 Eugene Sierakowski  
                                 Jason Doucette  
                                 Horace Brown

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**TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION**

Zoning Regulation Amendments: Article II, Sections 25.01.01 and 25.04.01 (T-455)

**MOTION:** Mr. Sierakowski moved to approve the zoning regulation amendments with modifications. Mr. Doucette seconded the motion and all members voted in favor.

**TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION**

Zoning Regulation Amendments at Article II, Sections 7.04.05(e) and 7.05.03(b)3; and Article II, Sections 20.05.03, 20.05.04, 20.05.05, 20.06.02(b) and 20.06.03(b)3-7 (T-457)

**MOTION:** Continuation of action to October 4, 2006.

**MAJESTIC EMPIRE HOLDINGS, LLC**

209 Hale Road

CUD Zone Final Plan Modification (M-356)

**MOTION:** Mr. Doucette moved to approve the CUD final plan modification. Mr. Sierakowski seconded the motion and all members voted in favor.

**MANDATORY REFERRAL**

18 Main Street

Garage Building Addition - Eighth Utilities District (MR-0607)

**MOTION:** Mr. Sierakowski moved to make a favorable report to the Board of Directors because the building improvement is consistent with planning and the proposed development is a good design. Mr. Brown seconded the motion and all members voted in favor.

**STEPHEN BOON AND CANDIDA CONWAY**

630 Bush Hill Road

Inland Wetlands Permit - Determination of Significance

**MOTION:** Mr. Sierakowski moved that the activities performed could have a potentially significant impact on the wetlands and should have a public hearing on October 4, 2006. Mr. Zachery seconded the motion and all members voted in favor.

**(OVER)**

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**PLANNING AND ZONING COMMISSION**

Fee Schedule

**MOTION:** Mr. Sierakowski moved that it is appropriate to revise and to adopt the fee schedule as presented, to be effective September 29, 2006. Mr. Doucette seconded the motion and all members voted in favor.

**MANDATORY REFERRAL**

180 Sheldon Road

Sale of Property To Avon Building Supply Co. (MR-0608)

**MOTION:** Mr. Sierakowski moved to make a favorable recommendation to the Board of Directors for the sale of 180 Sheldon Road for the reasons detailed in a memorandum from Mark Pellegrini to the Commission, dated September 8, 2006. Mr. Zachery seconded the motion and all members voted in favor.

**APPROVAL OF MINUTES**

June 5, 2006 - Business Meeting

**MOTION:** Mr. Sierakowski moved to approve the minutes as written. Mr. Doucette seconded the motion and all members voted in favor.

June 19, 2006 - Public Hearing/Business Meeting

**MOTION:** Mr. Doucette moved to approve the minutes as corrected. Members Doucette, Brown and Zachery voted in favor. Members Wichman and Sierakowski abstained.

July 5, 2006 - Public Hearing/Business Meeting

**MOTION:** Mr. Doucette moved to approve the minutes as corrected. Mr. Brown seconded the motion and members Doucette, Brown, Wichman and Zachery voted in favor. Mr. Sierakowski abstained.

July 17, 2006 - Business Meeting

**MOTION:** Mr. Brown moved to approve the minutes as written. Mr. Zachery seconded the motion and members Brown, Zachery and Wichman voted in favor. Members Doucette and Sierakowski abstained.

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**RECEIPT OF NEW APPLICATIONS**

**MANCHESTER TOLLAND DEVELOPMENT, LLC - 839 Tolland Turnpike - Erosion Control Plan (M-357); PRD Plan Modification (M-358)** – proposed revisions to drainage, site layout, clubhouse, building footprints and architectural plans.

**KJB DEVELOPERS, LLC - 584 Tolland Turnpike - PRD Final Plan Modification (K-59)** – proposed modifications to the utilities, elevations and architectural plans.

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**STEPHEN BOON AND CANDIDA CONWAY - 630 Bush Hill Road – Inland Wetlands Permit (B-284); Erosion Control Plan (B-285)** – request to finish construction of a horse rink adjacent to upland review area, and obtain erosion control plan approval.

**TOWN OF MANCHESTER PLANNING & ZONING COMMISSION - 9 Delmont Street; 4 Hudson Street; 33, 45, 55, 70, 71, 75, 81, 87, 89, 97, 104, 110, 118, 123-A through H, 125-A through H, 127-A through H, 128, 133, 135, 138, 143, 146-148, 153, 128, 133, 135, 138, 143, 146-148, 153 (units 8, 9, 10, 11, 13, 14, 15, 16 & 18), 156, 163, 168, 169, 174, 175, 185, 191, 201, 208, 211, 217, 218, 224, 225, 233, 243, 244, 250, 253, 256, 263, 264, 267, 271, 272, 275, 280, 286 and 294 Main Street; 5, 15, 17, 23, 25, 31, and 37 Middle Turnpike West; 7 Pine Hill Street; 9 Strickland Street; and 11 William Street – Zone Change: Residence A, Residence B, Residence C, Business I and Business II to Residence A, Residence B, Residence C, Neighborhood Business and General Business. (T-459)** – proposed zone district change on Main Street between Middle Turnpike and Hilliard Street.

**MANDATORY REFERRAL - 180 Sheldon Road - Sale of Property to Avon Building Supply Co. (MR-0608)** – sale of access strip to owner of rear lots.