

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION  
FOR THE MEETING OF  
JUNE 19, 2006**

**MEMBERS PRESENT:** David Wichman                      Clarence Zachery (sitting)  
Joseph Diminico    Mark Connors (sitting - G-144)  
Jason Doucette  
Horace Brown

---

**GARDNER HOLDINGS COMPANY, LLC/  
SOUTH MEADOWS ESTATES ASSOCIATION, INC.**  
214 Gardner Street

PRD Final Plan Modification (G-144)

**MOTION:** Mr. Doucette moved to approve the PRD final plan modification. Mr. Zachery seconded the motion. Mr. Doucette voted in favor, members Diminico, Brown, Connors (sitting) and Zachery (sitting) voted against; Mr. Wichman recused himself from voting. The motion was defeated four to one.

**TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION**

Zoning Regulation Amendments: Article II, Sections 7.02.03 (c); 7.04.03 (b) 1; 20.02 (b) - (g); 20.03 (c); 20.04.01 (b); 20.04.03 (e) - (g); and 20.05.03 regarding Planned Residential Development and Elderly Housing Development (T-450)

**MOTION:** Mr. Brown moved to approve the zone regulation amendments adding language to Article II, Section 20.03 (c) (3), to be effective at the end of the appeal period. Mr. Zachery seconded the motion and all members voted in favor.

**TAVCO ASSOCIATES, LLC**

138 Amherst Drive, 61 & 69 Chatham Drive and 199 Meadowbrook Drive

Inland Wetlands Permit (T-452)

**MOTION:** Mr. Doucette moved to approve for a five-year period with modifications as noted in a memorandum from Richard Staye to Mary F. Savage, dated June 2, 2006. Mr. Brown seconded the motion and all members voted in favor.

**CLOCKTOWER MILL, L.P./VELVET MILL, L.P.**

63 Elm Street and 185 Pine Street

Exterior Building Modification - Historic Zone (C-191)

**MOTION:** Mr. Zachery moved to approve the exterior building modification. Mr. Doucette seconded the motion and all members voted in favor.

---

**MANDATORY REFERRAL**

1151 Main Street

Bennet Middle School Project (MR-0606)

**MOTION:** Mr. Doucette moved to issue a favorable report to the Board of Directors in support of Option I for the Bennet Middle School project. Mr. Brown seconded the motion and all members voted in favor.

**FAIRWAY CROSSING, LLC**

1769 Tolland Turnpike and 104 Glode Lane

PRD Zone Change and Preliminary Plan of Development and Zoning District and Change from I to RR (F-133) - Request for Extension

**MOTION:** Mr. Doucette moved to approve an extension to September 9, 2006 for consideration of this application. Mr. Brown seconded the motion and all members voted in favor.

**APPROVAL OF MINUTES**

March 21, 2005 - Public Hearing/Business Meeting

April 4, 2005 - Business Meeting

February 21, 2006 - Public Hearing/Business Meeting

April 17, 2006 - Public Hearing/Business Meeting

**MOTION:** Mr. Doucette moved to approve the minutes as amended. Mr. Zachery seconded the motion and all members voted in favor. Mr. Wichman abstained from voting on the March 21, 2005 minutes and Mr. Brown abstained from voting on the April 17, 2006 minutes.

---

**RECEIPT OF NEW APPLICATIONS**

LYDALL WOODS COLONIAL VILLAGE INC. - 14 Deer Run Trail and 33 Bridal Path Lane - Inland Wetlands Permit (L-111) - Request to remove vegetation and inspect stormwater management system in upland review area.

MANCHESTER WEST CORPORATION - Saddlehill Road, Briarwood Drive, Valley View Road, Lamplighter Drive, and Longview Drive - Inland Wetlands Permit (288, 289, 290, 311, 313, 320 & 321 Longview Drive) (M-308); Cluster Subdivision (M-309); Erosion Control Plan (M-310) - Request for extensions.