

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION  
FOR THE MEETING OF  
MARCH 20, 2006**

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

---

**ZACHARY VETTER**  
183 Lydall Street

Rear Lot Special Exception (V-37)

**MOTION:** Mr. Sierakowski moved to deny the special exception for a rear lot because it was not in character with the neighborhood and may have an adverse impact on property values of abutting parcels. Mr. Connors seconded the motion and all members voted in favor.

**HIGHLAND OAKS CORP.**

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

Resubdivision (H-184)

Erosion Control Plan (H-185)

**MOTION:** Mr. Sierakowski moved to table action on the resubdivision and erosion control applications. Mr. Doucette seconded the motion and all members voted in favor.

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

63 Elm Street and 185 Pine Street

Historic Zone Site Plan Modification (C-189)

**MOTION:** Mr. Doucette moved to approve with the modification that gutters and downspouts be eliminated on the southeastern side of the Clocktower building. Mr. Brown seconded the motion and all members voted in favor. The reason for approval was because the project met the requirements of the historic zone regulations.

**MANDATORY REFERRAL**

Parking Lot Reconstruction - Lutz Children's Museum (MR-0601)

**MOTION:** Mr. Sierakowski moved to make a favorable recommendation to support the project to the Board of Directors because the parking lot is in keeping with the Town's Plan of Conservation and Development to upgrade town facilities and would improve the area surrounding the Globe Hollow Reservoir. Mr. Doucette seconded the motion and all members voted in favor.

*(OVER)*

---

**TOWN OF MANCHESTER ENGINEERING**

247 South Main Street (Lutz Children's Museum)

Inland Wetlands Permit - Determination of Significance (T-444)

**MOTION:** Mr. Sierakowski moved to find that the proposed activities would not cause a significant impact. Mr. Doucette seconded the motion and all members voted in favor.

**MOTION:** Mr. Sierakowski moved to add the inland wetlands permit application to the agenda for action. Mr. Doucette seconded the motion and all members voted in favor.

**MOTION:** Mr. Sierakowski moved to approve the inland wetlands permit for a five-year period effective at the end of the appeal period. Mr. Brown seconded the motion and all members voted in favor.

**TOWN OF MANCHESTER ENGINEERING**

166 Homestead Street

Inland Wetlands Permit (T-442)

**MOTION:** Mr. Sierakowski moved to approve the inland wetlands permit for a five-year period beginning at the end of the appeal period. Mr. Doucette seconded the motion and all members voted in favor.

Erosion Control Plan (T-443)

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

**TOWN OF MANCHESTER ENGINEERING**

Taylor Street

Inland Wetlands Permit (T-445)

**MOTION:** Mr. Sierakowski moved to approve the inland wetlands permit for a five-year period, beginning at the end of the appeal period. Mr. Brown seconded the motion and all members voted in favor.

Erosion Control Plan (T-446)

**MOTION:** Mr. Sierakowski moved to approve the erosion control plan. Mr. Brown seconded the motion and all members voted in favor.

**RECEIPT OF NEW APPLICATIONS**

**ROBERT SAWYER - 150 Tufts Drive (aka Lot 2) - Inland Wetlands Permit (S-200) - inland wetlands permit for a single-family house.**

**MANDATORY REFERRAL - 141 Princeton Street, 250 Vernon Street, 94 Cedar Street & 140 Dartmouth Road - Modular Classrooms for Bowers, Buckley, Washington and Martin Elementary Schools (MR-0603)**

**MANDATORY REFERRAL - 230 Pine Street - CT Fireman's Historic Museum Window Replacement Project (MR-0604)**

**MANDATORY REFERRAL - Discontinuance of Perrett Place As a Street (MR-0605)**