

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION  
FOR THE MEETING OF  
APRIL 3, 2006**

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

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**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 these applications. Mr. Doucette seconded the motion and all members voted in favor. The applicant consented to an extension for the erosion control plan to the April 17, 2006 meeting.

**MELVIN T. BIDWELL**

76 North School Street

Special Exception (B-283)

**MOTION:** Mr. Diminico moved to approve the special exception for a rear lot with modifications as noted in staff memoranda from Nick Francione to Mary F. Savage, dated March 29, 2006; from Marc Goodin to Mary O'Marra, dated March 23, 2006; and from Lynne Pike DiSanto to Mary F. Savage, dated March 21, 2006; and with the conditions that only a single-family residence can be built on the lot; the house location shall be as presented on the site plan; and a suitable natural evergreen screen must be placed at the rear of the property. Mr. Brown seconded the motion and all members voted in favor.

**OTO DEVELOPMENT, LLC**

1524 Pleasant Valley Road and Croft Drive

Determination of Significance - Inland Wetlands Permit (O-47)

**MOTION:** Mr. Sierakowski 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.

Request for Extensions for Resubdivision (O-44); Erosion Control Plan (O-45);

Special Exception Modification (O-46); Inland Wetlands Permit (O-47)

**MOTION:** Mr. Sierakowski moved to grant an extension to April 18, 2006 to consider these applications. Mr. Doucette seconded the motion and all members voted in favor.

**MANDATORY REFERRAL**

Abandonment of Perrett Place (MR-0605)

**MOTION:** Mr. Doucette moved to make a favorable report to the Board of Directors for the abandonment of Perrett Place. Mr. Brown seconded the motion and all members voted in favor.

**RECEIPT OF NEW APPLICATIONS**

**KEVIN ROCKOFF** - 229 Jenny Cliff - Inland Wetlands Permit (R-112) - Inland wetlands permit for an in ground swimming pool.

**WAL-MART STORES, INC.** - 420 Buckland Hills Drive - CUD Preliminary Plan (W-134); CUD Final Plan (W-135) - application for expansion of retail floor area (roofed enclosure over existing garden center).

**TOWN OF MANCHESTER** - 230 Pine Street - Site Plan Modification - Historic Zone (T-448) - Window replacement project at the Connecticut Fireman's Historical Museum.