

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

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

HAYES-KAUFMAN PARTNERSHIP

1046 & 1066 Tolland Turnpike and 780 North Main Street

Special Exception (H-186)

MOTION: Mr. Doucette moved to approve the special exception as summarized in Mary Savage's memorandum of May 3, 2006, as amended, including staff memoranda from Richard Staye to Mary Savage, dated May 1, 2006; Nick Francione to Mary Savage, dated May 2, 2006; Mary Savage and Lynne Pike DiSanto to Atty. Leonard Jacobs, dated May 2, 2006; Thomas R. O'Marra to Mary Savage, dated May 3, 2006; from Marc Goodin to Mary Savage, items 2 and 6, dated May 1, 2006; and from Jim Mayer to Mary Savage, #3, dated May 2, 2006, and with the following conditions: 1) That no more than 25% of the package store storefront windows be used for internal signs; 2) that the rear (i.e., inside) of all buildings' parapets be finished in a manner to prevent views of structural members and that the gable ends on the satellite store would be an additional eight feet in depth; 3) that site lighting shall be designed to provide the maintained horizontal illuminance recommendations set by the Illuminating Engineering Society of North America (IES) for medium level general parking and pedestrian activities; and only full cutoff fixtures or recessed lenses be used; 4) that no construction of the proposed drive-through restaurant be commenced without approval of the building elevations and floor plans for this building from the Planning and Zoning Commission; 5) the developer shall prepare design plans and specifications for the traffic signal at the new main entrance on Tolland Turnpike, said signal to be installed by the developer, and said design to include emergency vehicle pre-emption from the 8th district fire station on Tolland Turnpike and interconnection with the Town's closed loop system; 6) the developer shall secure an approved eligible contractor to perform the work for the design and installation of the traffic signal at the new main entrance; 7) the developer is widening Tolland Turnpike and making radius improvements at the eastern drive entrance into the site, and shall relocate any existing traffic signal components affected by said improvements and shall accommodate any new traffic signal components as part of the Town's closed loop system, subject to final approval by the Town traffic engineer and engineering

department. The developer shall coordinate all plans with the Town's consultant on the Buckland Hills closed loop signal system project, the Town of Manchester, and the Connecticut Department of Transportation; 8) the developer shall provide easements to the Town of Manchester for any signal components installed on the developer's property that are related to traffic control signals which are part of the Town system. The developer and subsequent owners or successors shall maintain all signs and pavement markings on all driveways on private property in order to ensure effective operation of roadways at the new or existing signals and shall maintain pavement on the driveways to ensure that vehicle detection systems work properly; and 9) fuel sales, if approved, will be limited to B.J.'s members. Mr. Brown seconded the motion and all members voted in favor.

Erosion Control Plan (H-187)

MOTION: Mr. Doucette moved to approve the erosion control plan with modifications as listed in staff memoranda from Nick Francione to Mary Savage, dated May 2, 2006; and from Mary Savage and Lynne Pike DiSanto to Atty. Leonard Jacobs, dated May 2, 2006, comment 12. Mr. Brown seconded the motion and all members voted in favor.

770 LLC

Highledge Circle (aka 190 Coop Sawmill Road)

Inland Wetlands Permit - Determination of Significance (S-201)

MOTION: Mr. Sierakowski moved that the proposed activities would not cause 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.

MANDATORY REFERRAL

Illing Middle School Improvements

Building and site improvements and addition (MR-0602)

MOTION: Mr. Sierakowski moved to make a favorable recommendation to the Board of Directors for the proposed building and site improvements and addition to Illing Middle School. Mr. Brown seconded the motion and all members voted in favor.

TOWN OF MANCHESTER

227 Middle Turnpike East

Erosion Control Plan (T-449) - Illing Middle School Improvements

MOTION: Mr. Sierakowski moved to approve the erosion control plan with modifications as listed in staff memoranda from Derrick Gregor to Mary Savage, dated April 25, 2006 and Jim Mayer to Mary Savage, dated April 25, 2006. Mr. Doucette seconded the motion and all members voted in favor.

TOWN OF MANCHESTER

230 Pine Street

Site Plan Modification - Historic Zone (T-448)

MOTION: Mr. Doucette moved to approve the site plan modification. Mr. Brown seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

770 LLC - Highledge Circle (aka 190 Coop Sawmill Road) - Inland Wetlands Permit (S-201) - Inland wetlands permit for Birch Mountain Subdivision, Phase 8.

AMERICAN PROMOTIONAL EVENTS, INC. d/b/a TNT FIREWORKS - 420 Buckland Hills Drive - CUD Final Plan Modification (A-136) - Request for a temporary 30' x 50' tent for sale of fireworks to be located in existing parking lot.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION - Zone Regulation Amendments: Article II, Sections 7.02.03 (c); 7.04.03 (b) (1); 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) - Revisions pertaining to density, parking, residency and landscaping.

FAIRWAY CROSSING, LLC - 1693 and 1768 Tolland Turnpike - PRD Zone Change and Preliminary Plan of Development (F-133) - Zone change from Industrial to Planned Residence Development/Rural Residence for proposed active adult community on Manchester/East Hartford town line.