

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION  
FOR THE MEETING OF  
OCTOBER 4, 2006**

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

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**COLVEST/HTFD. MAN. WFLD. LLC C/O THE COLVEST GROUP, LTD**  
172 Deming Street

Special Exception (C-192)

**MOTION:** Continuation of action to October 16, 2006.

**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:** Mr. Sierakowski moved to approve the zoning regulation amendments with the language as detailed in the memorandum from Mary F. Savage to the Planning & Zoning Commission, dated September 25, 2006. Mr. Zachery seconded the motion and all members voted in favor.

**STEPHEN BOON AND CANDIDA CONWAY**  
630 Bush Hill Road

Inland Wetlands Permit (B-284)

**MOTION:** Mr. Sierakowski moved to approve the inland wetlands permit with modifications as noted in a memorandum from Mary F. Savage, dated October 4, 2006 and with the conditions that the applicant 1) install and maintain a second line of silt fence along the wetland boundary, in the area identified by wetland flags CE-120 through CE-1-24. The ends of the silt fence must be curved up toward the slope. Maintenance shall continue until the site has been stabilized and inspected and the removal of the silt fence is authorized by the wetlands agent; 2) the "Excavated Sediment Collection Swale" must be redesigned to meet the design criteria for "Vegetated Waterway" in the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control (Guidelines) pages 5-6-2 and 5-6-3 and the end of the swale, located at the southeast corner of fill, be redesigned to meet the design criteria for "Temporary Sediment Basin" (Guidelines, 5-11-5). Supporting calculations must also be submitted and reviewed; 3) perform the recommended grading with topsoil, reduce the slope to a 3:1 pitch, and seed with New England Conservation/Wildlife Mix as well as the following additional measures: a) a Permanent Turf Reinforcement Mat (Guidelines, page 5-14-13) shall be used along the top edge of the fill, extending down the slope. The reinforcement is only necessary where the slope exceeds two feet in length. This area extends up both sides of the fill,

**(OVER)**

approximately 120 feet from the southeast corner of the fill. On the site plan, this area of the slope is shown with proposed contours of 286 and 288; b) the Permanent Turf Reinforcement Mat shall be North American Green (or equivalent) SC-250 or P-300; c) both a perennial and annual ryegrass shall be added to the proposed seed mix and seeding must be done as soon as possible; 4) the site must be re-evaluated in the next growing season to assess the proposed stabilization measures. It is the responsibility of the applicant to schedule the inspection with the Town wetlands agent. Necessary additional or corrective measures as required by the wetlands agent shall be implemented by the applicant/property owner; and 5) The manure pile must be removed from the wetlands immediately. The new location must be in an area that does not drain to the wetland. A permanent manure management procedure must be established by applicant. Mr. Connors seconded the motion and all members voted in favor.

Erosion Control Plan (B-285)

**MOTION:** Mr. Sierakowski moved to approve the erosion control plan with modifications as noted in a memorandum from Mary F. Savage, dated October 4, 2006 and with the conditions that 1) the applicant install and maintain a second line of silt fence along the wetland boundary, in the area identified by wetland flags CE-120 through CE-1-24. The ends of the silt fence must be curved up toward the slope. Maintenance shall continue until the site has been stabilized and inspected and the removal of the silt fence is authorized by the wetlands agent; 2) the "Excavated Sediment Collection Swale" must be redesigned to meet the design criteria for "Vegetated Waterway" in the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control (Guidelines) pages 5-6-2 and 5-6-3 and the end of the swale, located at the southeast corner of fill, be redesigned to meet the design criteria for "Temporary Sediment Basin" (Guidelines, 5-11-5). Supporting calculations must also be submitted and reviewed; 3) perform the recommended grading with topsoil, reduce the slope to a 3:1 pitch, and seed with New England Conservation/Wildlife Mix as well as the following additional measures: a) a Permanent Turf Reinforcement Mat (Guidelines, page 5-14-13) shall be used along the top edge of the fill, extending down the slope. The reinforcement is only necessary where the slope exceeds two feet in length. This area extends up both sides of the fill, approximately 120 feet from the southeast corner of the fill. On the site plan, this area of the slope is shown with proposed contours of 286 and 288; b) the Permanent Turf Reinforcement Mat shall be North American Green (or equivalent) SC-250 or P-300; c) both a perennial and annual ryegrass shall be added to the proposed seed mix and seeding must be done as soon as possible; 4) the site must be re-evaluated in the next growing season to assess the proposed stabilization measures. It is the responsibility of the applicant to schedule the inspection with the Town wetlands agent. Necessary additional or corrective measures as required by the wetlands agent shall be implemented by the applicant/property owner; and 5) The manure pile must be removed from the wetlands immediately. The new location must be in an area that does not drain to the wetland. A permanent manure management procedure must be established by applicant. Mr. Connors seconded the motion and all members voted in favor.

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**KJB DEVELOPERS, LLC**  
584 Tolland Turnpike

PRD Final Plan Modification (K-59)

**MOTION:** Mr. Zachery moved to approve with modifications as noted in staff memoranda from Marc Goodin to Mary F. Savage, dated September 25, 2006; Derrick Gregor to Mary F. Savage, dated October 2, 2006, comment #1; Richard Staye to Mary F. Savage, dated September 18, 2006; Mary F. Savage to Ray Nelson, dated October 2, 2006; and Derrick Gregor to Mary F. Savage, dated October 4, 2006. Mr. Connors seconded the motion and all members voted in favor.

**TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION**

Zoning Regulation Amendments: Article I Section 2.01 W and Article II Sections 16.13 (d-m), 16.15.01 c. (4), 16.15.02 4, 16.15.02 (k-o), and 16.17 (b) (T-456)

**MOTION:** Mr. Sierakowski moved to approve the proposed amendments with modifications to the Warehousing definition in Article I Section 2.01 W; with modifications to the wording in Article II Sections 16.15.01 (c) 4; and with the modification to not change the original wording in Article II Section 16.15.02 4. Mr. Zachery seconded the motion and all members voted in favor.

**TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION**

Zoning Regulation Amendments at Article IV Section 5.01.03; Article IV Section 6.01.01, 6.01.02, 6.03.03; and Article II Section 9.07.01 (T-458)

**MOTION:** Mr. Sierakowski moved to approve the proposed regulation amendment because it is consistent with prior Commission action. Mr. Brown seconded the motion and all members voted in favor.

**AML HOLDINGS, LLC**

429 & 445 Oakland Street and 15 Gleason Street

Erosion Control Plan (A-137) – Extension to November 6, 2006

**MOTION:** Mr. Sierakowski moved to grant an extension to November 6, 2006 for consideration of this application. Mr. Zachery seconded the motion and all members voted in favor.

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**RECEIPT OF NEW APPLICATIONS**

*No new applications at this time.*