

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
NOVEMBER 6, 2006**

MEMBERS PRESENT: David Wichman Mark Connors (sitting)
Eugene Sierakowski Rudolph Kissmann
Joseph Diminico
Horace Brown

COLVEST/HTFD. MAN. WFLD. LLC C/O THE COLVEST GROUP, LTD

172 Deming Street

Special Exception (C-192) – Article II Section 22.04.05 for a drive-through facility

Special Exception (C-192) – Article II Section 22.04.01 for retail establishments over 2,000 sq.ft

MOTION: Mr. Sierakowski moved to table action on the special exceptions to allow time to review information presented at the meeting. Mr. Diminico seconded the motion and all members voted in favor.

Erosion Control Plan (C-194)

MOTION: Mr. Sierakowski moved to approve the erosion control plan with the modifications in memoranda from Richard Staye to Mary F. Savage dated October 11, 2006 and from Jeff LaMalva to Mary F. Savage, dated October 10, 2006, comments #3-8 and the condition that no work shall start unless the special exceptions are approved. Mr. Connors seconded the motion and all members voted in favor.

MANCHESTER TOLLAND DEVELOPMENT, LLC

839 Tolland Turnpike

Erosion Control Plan Modification (M-357)

MOTION: Mr. Sierakowski moved to approve with modifications as noted in staff memoranda from Marc Goodin to Mary F. Savage, dated October 23, 2006 and from Mary F. Savage to Jeremy Browning, dated October 23, 2006. Mr. Brown seconded the motion and all members voted in favor.

PRD Final Plan Modification (M-358)

MOTION: Mr. Sierakowski moved to approve with modifications as noted in staff memoranda from Marc Goodin to Mary F. Savage, dated October 23, 2006 and from Mary F. Savage to Jeremy Browning, dated October 23, 2006 because the modification enhances the project and is beneficial overall. Mr. Connors seconded the motion and all members voted in favor.

MANDATORY REFERRAL

525 Middle Turnpike West

Property Acquisition and Highway Maintenance Easement (MR-0610)

MOTION: Mr. Sierakowski moved to make a favorable recommendation to the Board of Directors to accept 525 Middle Turnpike West for road widening. Mr. Connors seconded the motion and all members voted in favor.

MANDATORY REFERRAL

728 Spring Street

Acquisition of Property for Case Mountain Open Space (MR-0611)

MOTION: Mr. Sierakowski moved to make a favorable report to the Board of Directors to acquire 728 Spring Street as open space for Case Mountain because it is consistent with the open space element of the Plan of Conservation and Development. Mr. Diminico seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

September 18, 2006 - Public Hearing/Business Meeting

MOTION: Mr. Sierakowski moved to approve the minutes as corrected. Mr. Brown seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

TOWN OF MANCHESTER – 1 Landfill Way – Inland Wetlands Permit (T-460) – request for an inland wetlands permit for realignment of access road and drainage improvements.

AARON ALIBRIO - 375 Highland Street – Subdivision (A-138); Erosion Control Plan (A-139) – request for a four-lot residential subdivision and erosion control plan.