

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
JANUARY 17, 2007**

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

NORTHERN HILLS, LLC
233 Buckland Hills Drive

CUD Plan Modification (N-75)

MOTION: Mr. Sierakowski moved to approve to approve with the modifications that the green accent strip be wrapped along three sides of the building but not the back and that all rear doors are to be served by a sidewalk connecting to the public access driveway. Mr. Kissmann seconded the motion and all members voted in favor.

MANDATORY REFERRAL

614 Hillstown Road and 18, 40 & 88 Hills Street

Acquisition of Property (MR-0701)

MOTION: Mr. Sierakowski moved to make a favorable report to the Board of Directors that the Town acquire the approximately 63 acres as presented to the Commission because it meets the goals in the Plan of Conservation and Development Community Facilities Element as well as land acquisition priorities in the southwest quadrant. Mr. Kissmann seconded the motion and all members voted in favor.

REVISION TO PUBLIC IMPROVEMENT STANDARDS

MOTION: Mr. Sierakowski moved to approve the revision to the Public Improvement Standards as outlined in bold type and as amended by the Board of Directors. Mr. Diminico seconded the motion and all members voted in favor.

L & J MANCHESTER II LLC

290-308 Broad Street and 346-422 Middle Turnpike West

Inland Wetland Permit (L-112); Resubdivision (L-113) – request for extension

MOTION: Mr. Sierakowski moved to grant a 29-day extension, to February 22, 2007, to consider this application. Mr. Brown seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

SAM'S CLUB - 69 Pavilions Drive – CUD Final Plan Modification (S-203) – placement of a dumpster

STEPHEN LOHNES – 17 Arch Street – Subdivision (L-114); Erosion Control Plan (L-115) – two lot subdivision for construction of two two-family homes.

AML HOLDINGS, LLC - 445 Oakland Street and 15 Gleason Street – Erosion Control Plan (A-140) – Construction of an automobile tire retail store.

MANDATORY REFERRAL – 614 Hillstown Road and 18, 40 & 88 Hills Street – Acquisition of Land (Starsiak Property) (MR-0701) – proposed acquisition of property.

ARTHUR PENDLETON - 85 Sanrico Drive – Special Exception (P-178) – placement of a 45' custom storage container at rear of property.