

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
FEBRUARY 5, 2007**

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

PAULA A. & JEFFREY T. COUGHLIN

270 Gardner Street

Resubdivision (C-195); Erosion Control Plan (C-196)

MOTION: Mr. Diminico moved to table pending clarification on substitute curbing on Gardner Street. Mr. Kissmann seconded the motion and all members voted in favor.

ARTHUR PENDLETON

85 Sanrico Drive

Special Exception (P-178)

MOTION: Mr. Sierakowski moved to approve. Mr. Kissmann seconded the motion and all members voted in favor.

MANDATORY REFERRAL

361 Hilliard Street

Public Works Garage - Eighth Utilities District (MR-0612)

MOTION: Mr. Brown moved to make a favorable recommendation to the Board of Directors because the plan is consistent with the goal to provide adequate public facilities. Mr. Sierakowski seconded the motion and all members voted in favor.

EIGHTH UTILITIES DISTRICT

361 Hilliard Street

Inland Wetlands Permit (E-43)

MOTION: Mr. Brown moved to approve for a five-year period with work to be completed within one year of starting. Mr. Sierakowski seconded the motion and all members voted in favor.

Erosion Control Plan (E-44)

MOTION: Mr. Brown moved to approve with modifications as listed in a memorandum from Mary F. Savage to Russell Johnston, dated January 22, 2007. Mr. Kissmann seconded the motion and all members voted in favor.

URBANETTI PROPERTIES

126 & 148 Forest Street

Historic Zone Site Plan Modification (U-45) - request for extension

MOTION: Mr. Sierakowski moved to approve an extension to March 6, 2007 to consider this application. Mr. Diminico seconded the motion and all members voted in favor.

**APPOINTMENT OF REPRESENTATIVE TO
CRCOG REGIONAL PLANNING COMMISSION**

Mr. Kissmann volunteered to serve as the alternate to the CRCOG Regional Planning Commission and was recommended to be the Board by Consensus.

APPROVAL OF MINUTES

December 11, 2006 – Business Meeting

MOTION: Mr. Brown moved to approve with a correction. Mr. Kissmann seconded the motion and all members voted in favor.

January 3, 2007 - Public Hearing/Business Meeting

MOTION: Mr. Kissmann moved to approve the minutes as written. Mr. Diminico seconded the motion and all members voted in favor.

January 17, 2007 – Business Meeting

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

RECEIPT OF NEW APPLICATIONS

ROCKVILLE BANK - 341 Broad Street – Special Exception (R-113) – addition of a drive-through ATM lane and a bypass lane.

TOWN OF MANCHESTER - 864 Middle Turnpike West – Inland Wetlands Permit (T-462) – installation of a 10' x 14' precast concrete building to house emergency generator for sanitary sewer pump station.

HIGHLAND OAKS CORPORATION - 900 Middle Turnpike East – Inland Wetland Permit Extension (R-89); Subdivision Extension and Phasing Plan Revision (R-90); Erosion Control Plan Extension (R-91) – request for phasing plan revision and request for extensions of wetlands, subdivision and erosion control plan approvals.

FNM MANCHESTER, LLC C/O BERENSON ASSOCIATES - 330-340 Broad Street – Inland Wetlands Permit (F-134); Special Exception (F-135); Erosion Control Plan (F-136) – application for an inland wetlands permit, special exceptions and erosion control plan approval in conjunction with construction of an approximately 168,000 sq.ft. retail building.