

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
AUGUST 6, 2007**

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

422 NORTH MAIN ST., LLC
422 North Main Street

Special Exception (F-137)

MOTION: Mr. Sierakowski moved to continue the public hearing until a date to be determined within the next two weeks. Mr. Diminico seconded the motion and all members voted in favor.

Erosion Control Plan (F-138)

MOTION: Mr. Sierakowski moved to grant an extension to August 24, 2007. Mr. Kissmann seconded the motion and all members voted in favor. The applicant was present and agreed to the extension.

MARGO RIVERA

26 Cougar Drive

Inland Wetlands Permit - Determination of Significance (R-114)

MOTION: Mr. Sierakowski moved to find the application as proposed would not have a significant impact or major effect on the wetlands. Mr. Kissmann seconded the motion and all members voted in favor.

Inland Wetlands Permit – to construct a deck in upland review area (R-114)

MOTION: Mr. Sierakowski moved to approve the inland wetlands permit for a one-year term to be effective at the end of the appeal period. Mr. Diminico seconded the motion and all members voted in favor.

VIGGIANO CONSTR. INC.

6 Castle Hill

Inland Wetlands Permit/Determination of Significance (V-38)

MOTION: Mr. Sierakowski moved to table to September 5, 2007. Mr. Kissmann seconded the motion and all members voted in favor. The Commission requested additional information on the impact of the work on the wetlands.

TOLLAND TURNPIKE ASSOCIATES LIMITED PARTNERSHIP
360 Tolland Turnpike

Subdivision (T-466)

MOTION: Mr. Kissmann moved to approve the subdivision with modifications as noted in staff memoranda from James Davis dated August 2, 2007 and Scott Neff dated July 30, 2007. Mr. Brown seconded the motion and all members voted in favor.

AML HOLDINGS, LLC

445 & 449 Oakland Street and 15 Gleason Street

Erosion Control Plan (A-142)

MOTION: Mr. Kissmann moved to approve the erosion control plan with modifications as noted in staff memoranda from Lynne Pike DiSanto dated August 2, 2007 and Derrick Gregor dated August 6, 2007. Mr. Brown seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

March 19, 2007 – Business Meeting

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

April 24, 2007 – Business Meeting

MOTION: Tabled

RECEIPT OF NEW APPLICATIONS

JULY 16, 2007

- 1) **AML HOLDINGS, LLC - 445 & 449 Oakland Street and 15 Gleason Street – Erosion Control Plan (A-142)** – erosion control plan for the construction of an automobile tire retail store.
- 2) **MARGO RIVERA - 26 Cougar Drive – Inland Wetlands Permit (R-114)** – request for installation of a 12' x 16' deck in the upland review area.
- 3) **ROBERT HAINES IV – 166 Adams Street – Special Exception (H-190); Erosion Control Plan (H-191)** – special exception under Article II Section 16.15.02 (k) and erosion control plan for the construction of a self-storage facility.
- 4) **VIGGIANO CONSTR. INC. - 6 Castle Hill – Inland Wetlands Permit (V-38)** – request to build a retaining wall in the 50' upland review area.

AUGUST 6, 2007

- 1) **JORN A. GLAHN - 379 Meadowbrook Drive – Inland Wetlands Permit (G-148)** – request for installation of 18’ above ground swimming pool.
- 2) **CALMIRA, LLC - 758 Tolland Turnpike – PRD Zone Change and Preliminary Plan of Development (C-208)** – request for a zone change from Rural Residence to Planned Residence Development and a preliminary development plan for a 30-unit multi-family housing development.
- 3) **OPAL INVESTMENTS, LLC - 1524 Pleasant Valley Road – Inland Wetlands Permit (O-48); Resubdivision (O-49); Erosion Control Plan (O-50); Special Exception Modification (O-51)** – request for and inland wetlands permit, resubdivision, erosion control plan for a 6,400 sq.ft. restaurant under Article II Section 9.14.02 (b).
- 4) **IRENE ZEPPA - 719 Birch Mountain Road – Erosion Control Plan (Z-97)** – request for an erosion control plan and a wetlands declaration for the construction of a 28,125 sq.ft. indoor horse riding facility.
- 5) **HAZAR DAHHAN - 201 Main Street – Zone Change: Residence A to Off Street Parking (D-124)** - A zone change from RA to OSP on a portion of the property known as 201 Main Street to allow needed parking for proposed development of the site.
- 6) **HAZAR DAHHAN - 201 Main Street – Erosion Control Plan (D-125)** – Removal of an existing building and driveway and the construction of a new office building and paved parking area.
- 7) **FAIRWAY CROSSING - 104 & 104A Glode Lane and 1769 Tolland Turnpike – PRD Zone Change and Preliminary Plan of Development (F-139)** – request for a zone change from Industrial to Planned Residence Development for 18.83 acre site for 48 residential housing units.
- 8) **VTM REALTY, LLC - 71 Utopia Road – Special Exception Modification (V-39); Erosion Control Plan (V-40)** – addition to an industrial building with parking and associated site work.
- 9) **ASSOCIATION OF MUSLIM COMMUNITY - 232 Woodland Street – Special Exception (A-143)** – request for a place of worship in a residential zone under Article II Section 3.02.01.
- 10) **CHRISTOPHER B. YORK, DAVID V. GIRARDIN - 256 Hackmatack Street – Special Exception (Y-4)** – Request for a special exception under Article III Section 6.01 for a rear lot.
- 11) **BARNINI-HAYES INVESTMENTS – 1480 Tolland Turnpike** – Request to extend excavation permit and erosion control plan