

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
JUNE 18, 2007**

MEMBERS PRESENT: Eugene Sierakowski Mark Connors
Joseph Diminico Eric Prause
Horace Brown
Rudolph Kissmann

CHARLES A. RINALDI BUILDER, INC.

29 Cyr Drive

Inland Wetlands Permit - Determination of Significance (C-206)

MOTION: Mr. Diminico 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 (C-206)

MOTION: Mr. Diminico moved to approve the application with the conditions that 1) landscape buffering be added to delineate wetland boundaries; and 2) the footing drain be relocated to the northeast. Mr. Kissmann seconded the motion and all members voted in favor.

CALMIRA, LLC]

758 Tolland Turnpike

PRD Zone Change and Preliminary Plan of Development (C-202)

MOTION: Mr. Kissmann moved to deny without prejudice. Mr. Brown seconded the motion. Members Kissmann, Brown Sierakowski and Diminico voted in favor of the motion, Mr. Prause voted against. The motion passed 4 to 1. The reasons for the denial were the proposed density was not consistent with the Plan of Conservation and Development, the location of open space and recreation areas was not suitable, and dense site design.

CONCORDIA LUTHERAN CHURCH

40 Pitkin Street

Special Exception (C-203)

MOTION: Mr. Kissmann moved to approve the special exception with modifications as noted in a staff memorandum from Bernard Kalansuriya, dated May 25, 2007. Mr. Prause seconded the motion and all members voted in favor.

MOTION: Mr. Brown moved to add the associated erosion control plan, file C-204, to the agenda. Mr. Kissmann seconded the motion and all members voted in favor.

Erosion Control Plan (C-204)

MOTION: Mr. Kissmann moved to approve the erosion control plan with modifications as noted in a staff memorandum from Bernard Kalansuriya, dated May 25, 2007. Mr. Prause seconded the motion and all members voted in favor.

ROCKVILLE BANK

768 North Main Street

Zone District Change: Residence A to General Business (H-189)

MOTION: Mr. Kissmann moved to approve the zone change request from Residence A to General Business because of the unique location and characteristics of the property. Mr. Brown seconded the motion. Members Kissmann, Brown Sierakowski and Diminico voted in favor of the zone change. Mr. Prause opposed. The motion passed 4 to 1.

MANCHESTER HISTORICAL SOCIETY

175 Pine Street and 199 Forest Street

Site Plan Modification – Historic Zone (M-359)

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

APPROVAL OF MINUTES

March 5, 2007 – Business Meeting

April 4, 2007 - Public Hearing/Business Meeting

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

RECEIPT OF NEW APPLICATIONS

- 1) **TOLLAND TURNPIKE ASSOCIATES LIMITED PARTNERSHIP - 360 Tolland Turnpike – Subdivision (T-466)** – request for a two lot subdivision.
- 2) **THE BLUE TURTLE - 194 Buckland Hills Drive – CUD Final Plan Modification (B-286)** - Build concrete patio with attached fencing and shrubbery at the Blue Turtle Restaurant (#1050), Shoppes at Buckland Hills.