

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
JUNE 4, 2007**

MEMBERS PRESENT: David Wichman Eric Prause
Eugene Sierakowski
Joseph Diminico
Horace Brown
Rudolph Kissmann

SALVATORE ZAPPULLA

29 Butternut Road

Inland Wetlands Permit - Determination of Significance (Z-96)

MOTION: Mr. Brown 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. (Members sitting on this application were Wichman, Brown and Kissmann.)

Inland Wetlands Permit (Z-96)

MOTION: Mr. Kissmann moved to approve the inland wetlands permit for a five year period with modifications as noted in a memo from James A. Davis to Lynne Pike DiSanto, dated May 31, 2007, based on applicant's map showing actual wetland boundaries. Mr. Brown seconded the motion and all members voted in favor. (Members sitting on this application were Wichman, Brown and Kissmann.)

PETER KEGLER

96 Elm Street Ext.

Site Plan Modification – Historic Zone (K-60)

MOTION: Mr. Brown moved to approve with modifications as noted in memoranda from Nick Francione to Lynne Pike DiSanto, dated June 1, 2007; Bernard Kalansuriya to Lynne Pike DiSanto, dated June 4, 2007; and James Mayer to Lynne Pike DiSanto, dated May 16, 2007. Mr. Kissmann seconded the motion and all members voted in favor.

121 CONNECTICUT AVENUE ASSOC. LLC

53 Slater Street

Special Exception Modification (C-205)

MOTION: Mr. Diminico moved to approve with modifications as noted in a staff memorandum from Bernard Kalansuriya to Lynne Pike DiSanto, dated June 4, 2007. Mr. Kissmann seconded the motion and all members voted in favor.

CHARLES A. RINALDI BUILDER, INC.

29 Cyr Drive

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

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

CHARLES A. RINALDI BUILDER, INC.

26 Cyr Drive

Inland Wetlands Permit - Determination of Significance (C-207)

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

MOTION: Mr. Sierakowski moved to approve the inland wetlands permit for a five-year period with modifications as noted in a memo from Lynne Pike DiSanto to Charles Rinaldi, dated May 31, 2007. Mr. Kissmann seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

- 1) **NEW ALLIANCE BANK - 344 Middle Turnpike West – Special Exception (N-76)** – special exception under Article II Section 24.02.01 (d) for the addition of a drive-through ATM lane.
- 2) **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zone Regulation Amendments: Article II Section 15 (T-464)** – Revise Article II Section 15 of the zoning regulations to eliminate day care as permitted use in the Central Business District.
- 3) **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zone Regulation Amendments: Article II Sections 2, 3, 4, 5, 6 and 7 (T-465)** – Revise Article II Sections 2, 3, 4, 5, 6 and 7 to remove schools as a permitted use and allow schools by special exception use in residential zones.