

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
MARCH 19, 2007**

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

L & J MANCHESTER II LLC

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

Resubdivision (L-113)

MOTION: Mr. Diminico moved to approve the resubdivision subject to the modifications outlined in the staff memoranda from Lynne Pike DiSanto to Gregory Weaver and Richard Meehan, dated March 16, 2007; and with the conditions that an access easement be made with regard to access to 418 Middle Turnpike West; and existing monumentation along the common property line between the subject parcel and land N/F of FNM Associates, LLC must be located by the surveyor and shown on the plan. Mr. Kissmann seconded the motion and all members voted in favor.

HIGHLAND OAKS CORPORATION

900 Middle Turnpike East

Inland Wetland Permit Extension (R-89)

MOTION: Mr. Brown moved to grant a one-year extension to May 6, 2008 for Phases III and IV and a five-year extension to May 6, 2012 for Phase V of the inland wetlands permit R-89 (Highland Oaks Corporation – 900 Middle Turnpike East) with the conditions that: 1) no work in regulated areas shall begin in any phase before the completion of all work begun in regulated areas in any previous phase unless specifically approved by the Inland Wetlands Agency prior to the commencement of work in the subsequent phase(s); and 2) the applicant must resubmit plans for lot 24 showing a home that minimizes or eliminates disturbance in the 50-foot regulated non-wetland area. Mr. Kissmann seconded the motion and all members voted in favor.

Subdivision Extension and Phasing Plan Revision (R-90)

MOTION: Mr. Brown moved to approve the revised phasing for the Rieg Highlands (aka Highland Oaks) subdivision and to grant a one-year extension to May 6, 2008 for phases III and IV and a five-year extension to May 6, 2012 for Phase V of the subdivision permit R-90 (Highland Oaks Corporation – 900 Middle Turnpike East) with the condition that no work in regulated areas shall begin in any phase before the completion of all work begun in regulated areas in any previous phase unless

specifically approved by the Inland Wetlands Agency prior to the commencement of work in the subsequent phase(s). Mr. Kissmann seconded the motion and all members voted in favor.

Erosion Control Plan Extension (R-91)

MOTION: Mr. Brown moved to grant a one year extension to May 6, 2008 for phases III and IV and a five-year extension to May 6, 2012 for Phase V of the erosion and sedimentation control plan R-91 (Highland Oaks Corporation – 900 Middle Turnpike East).

STEPHEN LOHNES
17 Arch Street

Subdivision (L-114)

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

Erosion Control Plan (L-115)

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

URBANETTI PROPERTIES
126 & 148 Forest Street

Historic Zone Site Plan Modification (U-45)

MOTION: Mr. Diminico moved to table this application and to approve an extension to April 5, 2007 to consider this application. Mr. Kissmann seconded the motion and all members voted in favor.

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)
Request for an extension through May 7, 2007

MOTION: Mr. Brown moved to approve the extension to May 7, 2007. Mr. Kissmann seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

AMERICAN PROMOTIONAL EVENTS, INC. d/b/a TNT FIREWORKS - 420 Buckland Hills Drive – CUD Final Plan Modification (A-141) – request for a temporary 30' x 50' tent for sale of fireworks to be located in the existing parking lot.