

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

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

URBANETTI PROPERTIES - 126 & 148 Forest Street

Historic Zone Site Plan Modification (U-46)

MOTION: Mr. Diminico moved to find that the proposed application is not reasonably likely to unreasonably adversely impact the natural resource. Mr. Brown seconded the motion and all members voted in favor.

MOTION: Mr. Sierakowski moved to make the finding that the application meets the requirements in the first paragraph of the Historic zone regulations at Article II Section 18.04.01. Mr. Kissmann seconded the motion and all members voted in favor.

MOTION: Mr. Kissmann moved to find that the proposed plans as presented met the requirements of Section 18.04.01 (a) through (j). Mr. Sierakowski seconded the motion and all members voted in favor.

MOTION: Mr. Brown moved to approve the Historic zone plan modification with the modifications that work on the carriage house be in accordance with the letter to Alan F. Lamson from Thomas Kronenberger Jr., dated September 28, 2007; and that the valve house be preserved as shown on the most recent plan submittal. Mr. Kissmann seconded the motion and all members voted in favor.

MAIDEN BUILDERS LLC

717 and 727 Tolland Turnpike

PRD Zone Change and Preliminary Plan of Development (M-360)

MOTION: Mr. Sierakowski moved to continue the public hearing to December 10, 2007 or to January 7, 2008. Mr. Kissmann seconded the motion and all members voted in favor.

RISHIMA & PRIYAL, LLC – 270 & 276 Oakland Street

Change of Zoning District: RA to NB (R-115)

MOTION: Mr. Sierakowski moved to deny the zone change because it is not consistent with the Plan of Conservation and Development recommendation on the proposed land use plan. Mr. Kissmann seconded the motion and all members voted in favor.

(OVER)

ORFORD VILLAGE HSG. DEV. CORP.

619 Hartford Road

Elderly Housing Development Zone Change and
Preliminary Plan of Development (O-52) Request for extension

MOTION: Mr. Sierakowski moved to approve the request for a 65-day extension for this application. Mr. Kissmann seconded the motion and all members voted in favor.

**MANCHESTER CONGREGATION OF JEHOVAH'S WITNESSES,
MANCHESTER, CONNECTICUT, INC.**

214 & 230 New Bolton Road

Special Exception (M-361); Erosion Control Plan (M-362) – Request for extension

MOTION: Mr. Sierakowski moved to approve the request for a 65-day extension for this application. Mr. Kissmann seconded the motion and all members voted in favor.

JETMORE CONSTRUCTION

75 Lydall Street

PRD Zone Change and Preliminary Plan of Development (J-56) – Request for extension

MOTION: Mr. Sierakowski moved to approve the request for a 65-day extension for this application. Mr. Kissmann seconded the motion and all members voted in favor.

ADOPTION OF 2008 MEETING SCHEDULE

MOTION: Mr. Kissmann moved to adopt the 2008 Planning and Zoning Commission meeting schedule as submitted. Mr. Sierakowski seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. MANCHESTER MEMORIAL HOSPITAL - 71 Haynes Street and 28, 34, 40, 46 & 50 Middle Turnpike West – Erosion Control Plan (M-363) – construction of parking lot expansion subject to PZC review of erosion and sediment control.
2. ARBORS AT HOP BROOK - 403 West Center Street – Site Plan Modification (A-145) – request to install one 1,000-gallon above ground fuel tank.