

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
OCTOBER 15, 2007**

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

ASSOCIATION OF MUSLIM COMMUNITY
232 Woodland Street

Special Exception (A-144)

MOTION: Mr. Kissmann moved to table action on this application. Mr. Sierakowski seconded the motion and members Wichman, Sierakowski, Diminico and Kissmann voted in favor. Mr. Brown voted against tabling. The motion passed 4 to 1.

THE HOWLEY BREAD GROUP
194 Buckland Hills Drive, Suite 1053A

CUD Zone Final Plan Modification (H-192)

MOTION: Mr. Kissmann moved to approve with the modification to incorporate one-foot concrete piers in the perimeter fencing of the outdoor dining area, to be located 5-feet on center or less, plus modifications noted in a staff memorandum from Bernard Kalansuriya to Renata Bertotti dated October 11, 2007. Mr. Diminico seconded the motion and all members voted in favor.

URBANETTI PROPERTIES
126 & 148 Forest Street

22a-19(a) – Intervention Petition

MOTION: Mr. Sierakowski moved to accept the intervention petition submitted by Anthony and Paula Viscogliosi because the specific claims of the petition are within the jurisdiction of Planning and Zoning Commission. Mr. Kissmann seconded the motion and all members voted in favor.

Historic Zone Site Plan Modification (U-46)

MOTION: Mr. Kissmann moved to table action on this application and grant an extension to November 19, 2007. Mr. Brown seconded the motion and members Wichman, Sierakowski, Brown and Kissmann voted in favor. Mr. Diminico voted against tabling. The motion passed 4 to 1.

The Commission agreed to carry over these items to the November 5, 2007 meeting:

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION
Zone District Change: Design Overlay Zone (T-467)

APPROVAL OF MINUTES

June 4, 2007 - Public Hearing/Business Meeting
August 23, 2007 – Continuation of Public Hearing

RECEIPT OF NEW APPLICATIONS

FAIRWAY CROSSING - 104 & 104A Glode Lane and 1769 Tolland Turnpike – PRD Zone Change and Preliminary Plan of Development (F-140) – resubmission of request for a zone change from Industrial to Planned Residence Development for 18.83 acre site for 48 residential housing units.

LYDALL WOODS COLONIAL VILLAGE, INC. - 14 & 225 Deer Run Trail and 33 Bridal Path Lane – Inland Wetlands Permit (L-117) – request for improvements and maintenance of three detention basins.

KEY HYUNDAI OF MANCHESTER C/O MERRIAM JEFFREY- 5, 7 & 9 Tolland Turnpike – Inland Wetlands Permit (K-62); Erosion Control Plan (K-63); Flood Plain Permit (K-64) – construction of a new 23,500 sq.ft. new car showroom and service garage building and associated parking.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Inland Wetlands and Watercourses Regulations Amendments to reflect recent legislation and new model regulations: Sections 1, 2, 3, 4, 5, 6, 7 and 8 (T-468) – to bring regulations current with new legislation.