

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
SEPTEMBER 17, 2007**

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

JORN A. GLAHN

379 Meadowbrook Drive

Inland Wetlands Permit - Determination of Significance (G-148)

MOTION: Mr. Diminico moved to find the application as proposed would not have a significant impact or major effect on the wetlands. Mr. Sierakowski seconded the motion and all members voted in favor.

Inland Wetlands Permit (G-148)

MOTION: Mr. Diminico moved to approve with modifications as noted in a memorandum from Lynne Pike DiSanto to Jorn Glahn, dated August 28, 2007, and with the condition that a cartridge filter system be installed for the pool. The permit was granted for one year from the date of approval. Mr. Sierakowski seconded the motion and all members voted in favor.

CALMIRA, LLC

758 Tolland Turnpike

PRD Zone Change and Preliminary Plan of Development (C-208)

MOTION: In response to a request from the Chair, Mr. Sierakowski moved to make the finding that the proposed zone change was consistent with the Plan of Conservation and Development of the Town and with other zoning in the area. The proposed density of 7.6 units/acre is above the recommended 6 units/acre density on the proposed Land Use Plan of Conservation and Development but the zone change and preliminary plan is a reasonable development for this property. Mr. Diminico seconded the motion, members Sierakowski, Wichman, Diminico and Brown voted in favor, and Mr. Kissmann voted against, the motion. The motion passed 4 to 1.

MOTION: Mr. Sierakowski moved to approve the PRD zone change and preliminary plan of development to be effective at the end of the appeal period. Mr. Diminico seconded the motion. Members Sierakowski, Wichman, Diminico and Brown voted in favor, and member Kissmann voted against the motion. The motion passed 4 to 1. The reasons for the approval were the proposed zone change was

consistent with the Plan of Conservation and Development of the Town and with other zoning in the area

OPAL INVESTMENTS, LLC
1524 Pleasant Valley Road

Inland Wetlands Permit (O-48)

MOTION: Mr. Sierakowski moved to approve the inland wetlands permit for a five year term. Mr. Kissmann seconded the motion and all members voted in favor.

Resubdivision (O-49)

MOTION: Mr. Kissmann moved to approve the resubdivision with the modification that the lot line for lot number 4 be revised to locate the existing freestanding sign on lot number 1. Mr. Brown seconded the motion and all members voted in favor.

Erosion Control Plan (O-50)

MOTION: Mr. Brown moved to approve the erosion control plan with modifications as noted in a memorandum from Derrick Gregor to Renata Bertotti dated September 7, 2007. Mr. Kissmann seconded the motion and all members voted in favor.

Special Exception Modification (O-51)

MOTION: Mr. Sierakowski moved to table the special exception permit until October 1, 2007. Mr. Kissmann seconded the motion and all members voted in favor. The item was tabled to allow the applicants to present material and color samples.

CHRISTOPHER B. YORK, DAVID V. GIRARDIN
256 Hackmatack Street

Special Exception (Y-4)

MOTION: Mr. Diminico moved to approve the rear lot special exception with modifications noted in memoranda from Bernard Kalansuriya to Lynne P. DiSanto dated September 17, 2007, and from Nick Francione to Renata Bertotti dated September 17, 2007, and with the condition that the design and exterior materials of the new house be in keeping with the varied and typical home styles in the area. Mr. Sierakowski seconded the motion and all members voted in favor.

IRENE ZEPPA
719 Birch Mountain Road

Wetlands Declaration (Z-98)

MOTION: Mr. Sierakowski moved that the proposed horse barn and related facilities are permitted agricultural uses in the wetlands and will not require an inland wetlands permit. Mr. Brown seconded the motion and all members voted in favor.

Erosion Control Plan (Z-98)

MOTION: Mr. Sierakowski moved to approve the erosion control plan with modifications as outlined in a memorandum from James A. Davis to Lynne Pike DiSanto, dated September 13, 2007. Mr. Kissmann seconded the motion and all members voted in favor.

WAL-MART STORES, INC.

69 Pavilions Drive

CUD Zone Plan Modification – Exterior Paint Color (W-110)

MOTION: Mr. Brown moved to approve the CUD zone plan modification for Sam's. Mr. Kissmann seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

May 7, 2007 – Business Meeting

MOTION: Mr. Brown moved to approve the minutes as written. Mr. Kissmann seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

- 1) **IRENE ZEPPA - 719 Birch Mountain Road – Erosion Control Plan (Z-98)** - request for an erosion control plan and a wetlands declaration for the construction of a 28,125 sq.ft. indoor horse riding facility.
- 2) **MAIDEN BUILDERS LLC - 717 and 727 Tolland Turnpike – PRD Zone Change and Preliminary Plan of Development (M-360)** – request for a zone change from Rural Residence to Planned Residence Development for 4.27 acre site for 25 residential units housed within seven multi-family buildings.
- 3) **SAM'S CLUB – 69 pavilions Drive – CUD Zone Plan Modification (W-110)** – request to change color of building façade.
- 4) **ASSOCIATION OF MUSLIM COMMUNITY - 232 Woodland Street – Special Exception (A-144)** – resubmission of request for a place of worship in a residential zone under Article II Section 3.02.01.