

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
SEPTEMBER 5, 2007**

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

VIGGIANO CONSTR. INC.

6 Castle Hill

Inland Wetlands Permit - Determination of Significance (V-38)

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

Inland Wetlands Permit – to construct a retaining wall in an upland review area (V-38)

MOTION: Mr. Sierakowski moved to approve the inland wetlands permit for a five-year term with work to be completed within one year after start of construction to be effective at the end of the appeal period.

422 NORTH MAIN ST., LLC

422 North Main Street

Special Exception (F-137)

MOTION: Mr. Kissmann moved to approve with modifications as noted in staff memorandum from Derrick Gregor to Mark Pellegrini, dated August 3, 2007 because the application meets special exception criteria. Mr. Sierakowski seconded the motion and all members voted in favor. Mr. Cherry sat in place of Mr. Diminico on this item because Mr. Cherry was at all of the public hearings on this application.

Erosion Control Plan (F-138)

MOTION: Mr. Kissmann moved to approve with modifications as noted in staff memoranda from Derrick Gregor to Mark Pellegrini, dated August 3, 2007 and from Lynne Pike DiSanto, dated August 2, 2007. Mr. Sierakowski seconded the motion and all members voted in favor. Mr. Cherry sat in place of Mr. Diminico on this item because Mr. Cherry was at all of the meetings on this application.

ROBERT HAINES IV

166 Adams Street

Special Exception for a self-storage facility (H-190)

MOTION: Mr. Diminico moved to approve with modifications as noted in staff memoranda from James Mayer to Renata Bertotti, dated August 31, 2007; Bernard Kalansuriya to Lynne Pike DiSanto, dated August 30, 2007; Nick Francione to

Renata Bertotti, dated August 28, 2007; and from Lynne Pike DiSanto to Leonard Jacobs Esq. dated August 28, 2007. Mr. Kissmann seconded the motion and all members voted in favor.

Erosion Control Plan (H-191)

MOTION: Mr. Diminico moved to approve the erosion control plan with modifications as noted in staff memoranda from Bernard Kalansuriya to Lynne Pike DiSanto, dated August 30, 2007, and Nick Francione to Renata Bertotti, dated August 28, 2007. Mr. Kissmann seconded the motion and all members voted in favor.

HAZAR DAHHAN

201 Main Street

Zone Change: Residence A to Off Street Parking (D-124)

MOTION: Mr. Sierakowski moved to approve the zone change because it is consistent with purpose of the ordinance and appropriate for the location, to be effective September 14, 2007. Mr. Kissmann seconded the motion and all members voted in favor.

JORN A. GLAHN

379 Meadowbrook Drive

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

MOTION: Mr. Sierakowski moved to table this application because the applicants were not present. Mr. Kissmann seconded the motion and all members voted in favor.

BARNINI-HAYES INVESTMENTS

1480 Tolland Turnpike

Excavation Permit Extension (B-215)

MOTION: Mr. Sierakowski moved to grant an extension of the excavation permit to June 1, 2009 with the condition that the excavation permit be subject to the Certificate of Agreement dated June 19, 2000 as modified to revise the permit term from June 1, 2000 through June 1, 2003 to September 5, 2007 through June 1, 2009; that the bond amount be adjusted as required by the Director of Public Works; and that the revised Certificate of Agreement be executed prior to the commencement of operations on the site. Mr. Kissmann seconded the motion and all members voted in favor.

Erosion & Sedimentation Control Plan Extension (B-208)

MOTION: Mr. Sierakowski moved to grant an extension for the erosion control plan to June 1, 2009. Mr. Kissmann seconded the motion and all members voted in favor.

ADMINISTRATIVE REPORTS

Testimony at Hearing on Interim Change – State Plan of Conservation and Development

MOTION: Mr. Kissmann moved to authorize Mr. Pellegrini to present testimony on behalf of the Planning and Zoning Commission to convey to OPM and the Continuing Committee the aspects of our Town Plan of Conservation and Development relevant to the proposed interim map change, and to clarify that the applicant for the interim map change has not yet filed plans for the conservation subdivision

described in their application. Mr. Diminico seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

April 24, 2007 – Business Meeting and May 21, 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) **URBANETTI PROPERTIES** - 126 & 148 Forest Street - Historic Zone Site Plan Modification (U-46) – request to convert existing mill to eight residential units and one retail unit and to reconstruct existing carriage shed to three residential units.
- 2) **THE HOWLEY BREAD GROUP** - 194 Buckland Hills Drive, Suite 1053A – CUD Zone Final Plan Modification (H-192) – request for outdoor dining area and modifications to exterior elevations.
- 3) **HAZAR DAHHAN** - 201 Main Street – Site Plan for a Certificate of Occupancy in Off Street Parking Zone (D-126) – Article II Section 17.02 requires that a Certificate of Occupancy application is made to the Commission for off street parking.