

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
DECEMBER 8, 2008**

MEMBERS PRESENT: Eugene Sierakowski Eric Prause
Joseph Diminico Matthew Galligan
Kevin Dougan Adam Gootkin
Salvatore Mancini
Andy Kidd

MOTION: Mr. Mancini moved to add item 4a to the agenda: Election of Officers. Mr. Diminico seconded the motion and all members voted in favor.

WAL-MART REAL ESTATE BUSINESS TRUST

Zoning Regulation Amendments at Article II Section 8.03.24 and Table II 8-1 – CUD Zone (W-137)

MOTION: Mr. Dougan moved to table this application to the January 5, 2009 meeting. Mr. Prause seconded the motion and all members voted in favor.

SOUTH UNITED METHODIST CHURCH

1208 & 1226 Main Street

Special Exception (S-212)

MOTION: Mr. Dougan moved to approve the special exception because it meets special exception criteria with modifications in staff memoranda from Bernard Kalansuriya to Renata Bertotti, dated December 3, 2008; James Davis to Renata Bertotti, dated December 2, 2008; and Derrick Gregor to Renata Bertotti, dated December 1, 2008. Mr. Mancini seconded the motion and all members voted in favor.

DYE HOUSE ASSOCIATES, LLC c/o KONOVER PROPERTIES

190 Pine Street

Site Plan – Historic Zone (D-131); Erosion Control Plan (D-132)

MOTION: Mr. Dougan moved to table the site plan and erosion control plan applications. Mr. Kidd seconded the motion and all members voted in favor.

GRIFFIN LAND

61 Chapel Road

Inland Wetlands Permit - Determination of Significance (G-150)

MOTION: Mr. Dougan moved that the proposed activities would not cause a significant impact to the wetlands and will not require a public hearing. Mr. Diminico seconded the motion and all members voted in favor.

(OVER)

Inland Wetlands Permit (G-150)

MOTION: Mr. Dougan moved approve the inland wetlands permit. Mr. Diminico seconded the motion and all members voted in favor.

Erosion Control Plan (G-151)

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

APPROVAL OF MINUTES

November 3, 2008 - Public Hearing/Business Meeting

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

November 17, 2008 - Public Hearing/Business Meeting

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

ELECTION OF OFFICERS

MOTION: Mr. Mancini moved to nominate Eugene Sierakowski Chair, Joe Diminico Vice Chair, and Kevin Dougan Secretary. Mr. Kidd seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendment at Article IV Section 17 (T-483)** – revision to the Zoning Regulations to adopt a six-month moratorium to review zoning regulations that govern multi-family housing
2. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Subdivision Regulation amendments: Section 4.07 (T-484)** – revisions to the Subdivision Regulations to require a mandatory open space set-aside for residential subdivisions larger than five acres, to allow for a payment-in-lieu-of open space and to set the general standards for open space.
3. **EVERGREEN CROSSING, LLC - 325 New State Road – PRD Zone Change and Preliminary Plan of Development (E-46)** – 182 unit multi-family residential community with parking, carports, clubhouse/office.
4. **UNITARIAN UNIVERSALIST SOCIETY - 153 Vernon Street West – Special Exception Modification (U-47); Erosion Control Plan (U-48)** – Proposed building and parking expansion and a new septic system.