

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
JUNE 16, 2008**

MEMBERS PRESENT: David Wichman William Cherry (sitting)
 Eugene Sierakowski Eric Prause
 Joseph Diminico Salvatore Mancini
 Kevin Dougan

MARC INC. OF MANCHESTER

87 Sheldon Road and 149 Oakland Street

Special Exception (M-371)

MOTION: Mr. Diminico moved to approve the special exception with modifications listed in staff memoranda from Marc Goodin to Renata Bertotti, dated June 2, 2008; James Davis to Renata Bertotti, dated June 5, 2008; Nick Francione to Renata Bertotti, dated June 9, 2008; and Bernard Kalansuriya to Renata Bertotti, dated June 11, 2008 and with the condition that the detention basin be reconfigured to reduce the amount of clearing near the northern property line. Mr. Sierakowski seconded the motion and all members voted in favor.

Erosion Control Plan (M-372)

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

SIELEV ASSOCIATES, LLC – 241

291 Middle Turnpike West

Special Exception (S-209)

MOTION: Mr. Sierakowski moved to continue the public hearing to the July 7, 2008 meeting. Mr. Diminico seconded the motion and all members voted in favor.

Special Exception (S-209); Erosion Control Plan (S-210)

MOTION: Mr. Sierakowski moved to table these applications. Mr. Dougan seconded the motion and all members voted in favor. Attorney Levy agreed to an extension to July 7, 2008 to consider these applications.

FUSS & O'NEILL, INC.

146 & 160 Hartford Road

Inland Wetlands Permit (F-142)

MOTION: Mr. Sierakowski moved to approve the inland wetlands permit for a five-year term, with work to be completed within one year of the start of work. Mr. Diminico seconded the motion and all members voted in favor.

Erosion Control Plan (F-143)

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

Flood Plain Permit (F-144)

MOTION: Mr. Sierakowski moved to approve the flood plain permit. Mr. Diminico seconded the motion and all members voted in favor.

Historic Zone Site Plan Modification (F-145)

MOTION: Mr. Sierakowski moved to approve the Historic zone site plan modification with modifications noted in a staff memorandum from Raymond Myette, Jr. to Renata Bertotti, dated June 13, 2008. Mr. Diminico seconded the motion and all members voted in favor.

BERTUCCI'S CORPORATION d/b/a BERTUCCI'S ITALIAN RESTAURANT

194 Buckland Hills Drive, Suite 1052

CUD Final Plan Modification (B-289)

MOTION: Mr. Diminico moved to approve the CUD final plan modification with the modifications noted in a staff memorandum from James Davis to Renata Bertotti, dated June 12, 2008. Mr. Cherry seconded the motion and all members voted in favor.

BOLTON LAKES REGIONAL WATER POLLUTION CONTROL AUTHORITY

Routes 44 & 6

Inland Wetlands Permit - Determination of Significance (B-287)

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

APPOINTMENT TO THE CRCOG REGIONAL PLANNING COMMISSION

MOTION: Mr. Sierakowski moved to appoint Salvatore Mancini as the representative to the CRCOG Regional Planning Commission. Mr. Cherry seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. **FREDERICK T. KASK** - 126 Adams Street – Zone District Change: RA to Ind. (K-65) – request for a zone district change from Residence A to Industrial for 0.3-acre site.
2. **ROBERT RYBKA** - 49 Chatham Drive – Inland Wetlands Permit (R-118) – installation of an 18-foot above ground pool in the 100-foot upland review area.
3. **MANCHESTER MEMORIAL HOSPITAL** - 15 & 21 Alpine Street, 100 & 104 Haynes Street, and 99-101, 105-107, 111-113 & 115 Russell Street – Special Exception (M-373); Site Plan (M-374); Erosion Control Plan (M-375) – construction of new 31,000± square foot medical office building with 175 parking spaces under Article II Section 6.02.02 and Article IV Section 9.02.23 of the zoning regulations.