

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
JULY 7, 2008**

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

SIELEV ASSOCIATES, LLC
241 – 291 Middle Turnpike West

Special Exception (S-209)

MOTION: Mr. Prause moved to approve the special exception with modifications as noted in staff memorandum from Bernard Kalansuriya to Renata Bertotti, dated July 03, 2008, that the dumpsters for buildings on site be located against the fencing along the northerly wall and that the trucks refrain from using Edwin Road as specified in the July 1, 2008 memorandum from Judie Levy of Sielev Associates LLC; and with the condition that when the existing rear fence west of Edwin Road needs to be replaced it shall be replaced with vinyl fence similar in appearance and color to the fence approved for the rear east of Edwin Road. Mr. Sierakowski seconded the motion and all members voted in favor.

Erosion Control Plan (S-210)

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

BOLTON LAKES REGIONAL WATER POLLUTION CONTROL AUTHORITY
Routes 44 & 6

Mandatory Referral (MR-0807)

MOTION: Mr. Sierakowski moved to add the mandatory referral to the agenda. Mr. Prause seconded the motion and all members voted in favor.

MOTION: Mr. Sierakowski moved to make a favorable recommendation because the plan is consistent with the Town's inter-municipal agreement. Mr. Dougan seconded the motion and all members voted in favor.

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. Dougan seconded the motion and all members voted in favor.

(OVER)

Inland Wetlands Permit (B-287)

MOTION: Mr. Sierakowski moved to approve the inland wetlands permit for a two year term with modifications noted in staff memoranda from Richard Staye to Renata Bertotti, dated July 7, 2008; Mark Carlino to Planning and Zoning Commission, dated July 7, 2008; and from Derrick Gregor to Renata Bertotti, dated July 7, 2008. Mr. Dougan seconded the motion and all members voted in favor.

Erosion Control Plan (B-288)

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

ROBERT RYBKA

49 Chatham Drive

Inland Wetlands Permit - Determination of Significance (R-118)

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. Dougan seconded the motion and all members voted in favor.

Inland Wetlands Permit (R-118)

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

TOYS 'R' US

169 Hale Road

CUD Final Plan Modification (T-475)

MOTION: Mr. Sierakowski moved to table action on this application. Mr. Prause seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. LINDA MARIE LLC - 130 Chapel Road – Erosion Control Plan (L-118) – Construction of new 10,000 square foot industrial building, parking area, sidewalks and associated utilities.
2. TOYS 'R' US - 169 Hale Road – CUD Final Plan Modification (T-475) – Proposed exterior modifications to include painting vestibule, doors and re-facing signs at the Babies 'R' Us store.
3. MANDATORY REFERRAL – Routes 6 and 44 (MR-0807) - construction of gravity sewer from existing Manchester sewer to Bolton town line.
4. MANCHESTER WATER & SEWER DEPARTMENT - 125 Spring Street – Inland Wetlands Permit (M-376); Special Exception Modification (M-377) – improvements at the Globe Hollow Water Treatment Plant including adding ozone process equipment, a 3,000 sq.ft. addition for equipment, addition of a 6,000 gallon tank located at the southern corner of the existing southwest parking lot and site improvements.

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5. **MANDATORY REFERRAL – 125 Spring Street (MR-0806)** – Addition and improvements to the Globe Hollow Water Treatment Plant at 125 Spring Street.

 6. **TOWN OF MANCHESTER WATER & SEWER DEPARTMENT - 403 & 435 West Center Street – Inland Wetlands Permit (T-476)** - Extension of concrete pipe encasements for sanitary siphon pipes crossing Hop Brook, minor regrading of brook to restore earth cover over encasements and stabilization of channel to prevent further scour and erosion.

 7. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendments at Article II Sections 100.02 (e), (f); 2.01.07, 2.02.02; 3.01.03, 3.02.01; 4.01.03, 4.02.02; 5.01.04, 5.02.02; 6.01.05, 6.02.04; 7.02.04, 7.03.03; 9.14.04 (a), (b), (c); 11.02.10; 12.02.09; 15.01.01 (j), 15.02.04; 16.15.02 (d); and 24.02.01 (g) (T-477)** - request for amendments to the Town of Manchester Zoning Regulations to allow schools and places of worship as special exception uses in certain zoning districts.