

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
JULY 21, 2008**

MEMBERS PRESENT: David Wichman William Cherry
 Eugene Sierakowski Eric Prause (sitting-T-475)
 Joseph Diminico Salvatore Mancini (sitting)
 Kevin Dougan

**TOYS 'R' US
169 Hale Road**

CUD Final Plan Modification (T-475)

MOTION: Mr. Sierakowski moved to approve the CUD final plan modification in accordance with the color pallets submitted on Exhibit A. Mr. Prause seconded the motion and all members voted in favor.

MANCHESTER MEMORIAL HOSPITAL

15 & 21 Alpine Street, 94, 100 & 104 Haynes Street, and 99, 105, 111 & 115 Russell Street
and 71 Haynes Street

Special Exception (M-373)

MOTION: Mr. Sierakowski moved to approve the special exception with the modifications in staff memoranda from Raymond Myette to Renata Bertotti, dated July 18, 2008; Nick Francione to Renata Bertotti, dated July 18, 2008; and James Davis to Renata Bertotti, dated July 11, 2008 and the modification that the proposed sidewalk be installed along the Alpine Street frontage in accordance with the Town's sidewalk plan; and with the condition that the applicant return to the Commission within 60 days with the final foundation landscaping plan for the one-story portion of the building. Mr. Diminico seconded the motion and all members voted in favor. The reason for approval was that the plan meets the special exception criteria and follows the Plan of Conservation and Development.

Erosion Control Plan (M-374)

MOTION: Mr. Sierakowski moved to approve the erosion control plan with modifications noted in staff memorandum from Nick Francione to Renata Bertotti, dated July 18, 2008. Mr. Mancini seconded the motion and all members voted in favor.

TOWN OF MANCHESTER WATER & SEWER DEPARTMENT

403 & 435 West Center Street

Inland Wetlands Permit - Determination of Significance (T-476)

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.

MOTION: Mr. Sierakowski moved to amend the agenda to add the Town of Manchester applications T-476 and T-478. Mr. Dougan seconded the motion and all members voted in favor.

Inland Wetlands Permit (T-476)

MOTION: Mr. Sierakowski moved to approve the inland wetlands permit with modifications in staff memorandum from Raymond Myette to Renata Bertotti, dated July 18, 2008 for a one-year period, because there will be no long term impact to the wetlands, the proposed activity will improve the existing situation and will not diminish the natural capacity of the wetlands. Mr. Mancini seconded the motion and all members voted in favor.

Flood Plain Permit (T-478)

MOTION: Mr. Sierakowski moved to approve the flood plain permit for a one-year period. Mr. Mancini seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. **SERGE P. AND LOUISE POULIN - 629 Middle Turnpike East – Zone District Change: Residence A and Residence B to Special Design Commercial (P-180)**
2. **MANDATORY REFERRAL – 180 Deming Street (MR-0808)** – installation of new concrete sidewalks on Deming Street along property frontage.
3. **ROBERT AND SUSAN SHANBAUM - 99 Hartford Road – Site Plan – Historic Zone (S-211)** – construction of a 2-1/2 bay post & beam carriage house/garage.
4. **ESTATE OF ELAINE C. CASE, MALCOLM BARLOW, CONSERVATOR – 104 Woodside Street - Inland Wetlands Permit (C-217); Subdivision (C-218); Erosion Control Plan (C-219)** – development of a two-lot residential subdivision.
5. **BANK OF AMERICA - 1438 Pleasant Valley Road – Special Exception (B-290)** – request for special exception approval under Article II Section 24.02.01 (d) of the zoning regulations for an ATM drive-through kiosk at Plaza at Buckland Hills.