

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION  
FOR THE MEETING OF  
MAY 5, 2008**

**MEMBERS PRESENT:** David Wichman          William Cherry  
Eugene Sierakowski      Eric Prause  
Joseph Diminico          Salvatore Mancini  
Rudolph Kissmann  
Kevin Dougan

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**MANCHESTER CONGREGATION OF JEHOVAH'S WITNESSES,  
MANCHESTER, CONNECTICUT, INC.**

214 & 230 New Bolton Road and 1121 & 1135 Middle Turnpike East

Special Exception (M-369) – place of worship in residential zone

**MOTION:** Mr. Sierakowski moved to continue the public hearing. Mr. Diminico seconded the motion and all members voted in favor.

Erosion Control Plan (M-370) – for disturbance of an area greater than one-half acre

**MOTION:** Mr. Sierakowski moved to table the application. Mr. Kissmann seconded the motion and all members voted in favor.

**MANCHESTER SPORTS CENTER, INC. AND EIGHTY ONE ADAMS STREET, LLC  
81 and 81R Adams Street**

Special Exception (M-366)

**MOTION:** Mr. Sierakowski moved to approve the special exception with modifications in staff memoranda from Tom O'Marra to Renata Bertotti dated April 22, 2008; Nick Francione to Renata Bertotti dated April 24, 2008; and Raymond Myette to Renata Bertotti dated April 28, 2008 because the application meets special exception criteria. Mr. Kissmann seconded the motion and all members voted in favor.

Certificate of Location Approval (M-367)

**MOTION:** Mr. Sierakowski moved to approve the Certificate of Location Approval because it is accordance with Connecticut General Statutes. Mr. Kissmann seconded the motion and all members voted in favor.

Erosion Control Plan (M-368) – for disturbance of an area greater than one-half acre

**MOTION:** Mr. Sierakowski moved to approve the erosion control plan with modifications in a staff memorandum from Nick Francione to Renata Bertotti, dated April 24, 2008. Mr. Kissmann seconded the motion and all members voted in favor.

**(OVER)**

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**MANDATORY REFERRAL**

250 Vernon Street (MR-0803)

Construction of a parent drop-off/pick-up loop at Buckley Elementary School

**MOTION:** Mr. Kissmann moved to make a favorable report because the project is an improvement to the existing site layout and traffic conditions and meets Plan of Conservation and Development criteria. Mr. Sierakowski seconded the motion and all members voted in favor.

**TOWN OF MANCHESTER PUBLIC WORKS DEPT**

250 Vernon Street

Erosion Control Plan (T-474) – for disturbance of an area greater than one-half acre

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

**MOTION:** Mr. Sierakowski moved to recommend a joint meeting with Office of Policy and Management (OPM) representatives on an application OPM received requesting an interim change to the Conservation and Development Policies Plan for Connecticut in the Town of Manchester. Mr. Kissmann seconded the motion and all members voted in favor.

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**RECEIPT OF NEW APPLICATIONS**

**MANDATORY REFERRAL – 1039 Tolland Turnpike (MR-0804) – Parking improvements at Eighth Utilities District Fire Station.**