

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
NOVEMBER 3, 2008**

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

APPROVAL OF MINUTES

September 15, 2008 - Public Hearing/Business Meeting

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

EVERGREEN CROSSING, LLC

325 New State Road

PRD Zone Change and Preliminary Plan of Development (E-45)

MOTION: Mr. Sierakowski moved to deny the requested zone change from Industrial to PRD and the preliminary plan of development finding it inconsistent with the Plan of Conservation and Development's Proposed Land Use Map, and because the density is not in keeping with the Plan's strategic direction to limit the growth of multi-family and to encourage owner-occupancy. Mr. Dougan seconded the motion. Members Wichman, Sierakowski, Dougan and Mancini voted in favor of denial, member Diminico voted against. The motion carried 4 to 1.

**PROPOSED SETTLEMENT AGREEMENT: CAPSTONE BUILDERS, INC. VS.
MANCHESTER PLANNING AND ZONING COMMISSION**

Mr. Dougan recused himself from this application, Mr. Prause sat in his place.

MOTION: Mr. Diminico moved to deny the proposed settlement agreement. Mr. Sierakowski seconded the motion. Members Diminico and Sierakowski voted in favor of denial, members Wichman, Mancini and Prause voted against. The motion to deny failed.

MOTION: Mr. Prause moved to approve the proposed settlement agreement. Mr. Mancini seconded the motion and members Wichman, Mancini and Prause voted in favor of approval, members Diminico and Sierakowski voted against. The motion carried 3 to 2.

TOWN OF MANCHESTER PUBLIC WORKS DEPT.

St. John Street, Deepwood Drive, 346 Middle Turnpike West, 61 Ridgewood Street
and 368 Broad Street

Inland Wetlands Permit (T-480)

MOTION: Mr. Sierakowski moved to approve the inland wetlands permit for a five-year term with all work to be completed within 18 months from start of construction, because the proposed activity will not have a significant impact on the wetlands and the existing situation regarding the erosion will be improved. Mr. Dougan seconded the motion and all members voted in favor.

Erosion Control Plan (T-481)

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

Flood Plain Permit (T-482)

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

ADOPTION OF MINUTES

October 20, 2008 - Public Hearing/Business Meeting

MOTION: Mr. Sierakowski moved to approve the minutes with the correction that wording be placed in the minutes stating the Chairman's request for comments from those in favor of the application and Mr. Brown's comments placed before Ms. Bertotti's. Mr. Dougan seconded the motion and all members voted in favor.

ADOPTION OF 2009 MEETING SCHEDULE

MOTION: Mr. Sierakowski moved to adopt the 2009 Planning and Zoning Commission Meeting Schedule. Mr. Mancini seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

GRIFFIN LAND - 61 Chapel Road – Inland Wetlands Permit (G-150); Erosion Control Plan (G-151) – Soil relocation at former Filene's Distribution Center to meet CT DEP requirements.

WILLIAM POE, JR. - 156 Union Street – Special Exception (P-181); Erosion Control Plan (P-182) – Request for a rear lot under Article III Section 6.01 for the construction of single-family home.

DYE HOUSE ASSOCIATES, LLC c/o KONOVER PROPERTIES – 190 Pine Street - Site Plan – Historic Zone (D-131); Erosion Control Plan (D132) – conversion to dye house mill building to 57 residential apartments.

CIL REALTY INCORPORATED – 8 Linwood Drive – Miscellaneous Approval (C-221) – request for a DDS licensed home within 1000 feet from DCF facility.