

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

MEMBERS PRESENT: David Wichman William Cherry
Eugene Sierakowski
Joseph Diminico
Kevin Dougan
Salvatore Mancini

SERGE P. AND LOUISE POULIN

629 Middle Turnpike East

Zone District Change: Residence A and Residence B to Special Design Commercial (P-180)

MOTION: Mr. Sierakowski moved to approve the zone change because it is consistent with the Plan of Conservation and Development and compatible with current zoning in the area, to be effective at the end of the appeal period. Mr. Diminico seconded the motion and all members voted in favor.

HARINDER RANDHAWA

172 Deming Street

Special Exception (R-119)

MOTION: Mr. Diminico moved to approve the special exception because it meets all zoning and special exception requirements, to be effective at the end of the appeal period. Mr. Sierakowski seconded the motion. Members Diminico, Sierakowski, Dougan and Wichman voted in favor, member Mancini voted against. The motion passed 4 to 1.

ROBERT AND SUSAN SHANBAUM

99 Hartford Road

Site Plan – Historic Zone (S-211)

MOTION: Mr. Diminico moved to approve the site plan because the proposed architectural design meets the regulation requirements. Mr. Dougan seconded the motion and all members voted in favor.

COMMUNITY HEALTH RESOURCES

487, 491 & 495 Center Street

Erosion Control Plan (C-216)

MOTION: Mr. Diminico moved to approve the erosion control plan with modifications in staff memoranda from James Davis to Renata Bertotti, dated August 28, 2008; and from Derrick Gregor to Renata Bertotti, dated August 25, 2008. Mr. Mancini seconded the motion and all members voted in favor.

LINDA MARIE LLC
130 Chapel Road

Inland Wetlands Permit (L-118)

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

Erosion Control Plan (L-119)

MOTION: Mr. Sierakowski moved to approve the erosion control plan with modifications noted in a staff memorandum from Raymond Myette to Renata Bertotti, dated August 8, 2008. Mr. Dougan seconded the motion and all members voted in favor.

**ESTATE OF ELAINE C. CASE,
MALCOLM BARLOW, CONSERVATOR**
104 Woodside Street

Inland Wetlands Permit - Determination of Significance (C-217)

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

Inland Wetlands Permit (C-217)

MOTION: Mr. Sierakowski moved to approve the inland wetlands permit with modifications in staff memoranda from Matthew Bordeaux to Renata Bertotti, dated August 26, 2008, Nick Francione to Renata Bertotti, dated August 21, 2008, and from James Davis to Renata Bertotti, dated August 12, 2008 and that a conservation easement be imposed from the southern property line to the northerly 100-foot upland review boundary with allowance for the footing drain within the conservation easement as shown on the plans. The approval is for a five-year term with all work to be done within one year of the start of construction. Mr. Mancini seconded the motion and all members voted in favor.

Subdivision (C-218)

MOTION: Mr. Sierakowski moved to approve the subdivision because it meets regulation requirements, and to allow the frontage to be measured from the building line because of the unique nature of the property and its location on the cul-de-sac. Mr. Diminico seconded the motion and all members voted in favor.

Erosion Control Plan (C-219)

MOTION: Mr. Sierakowski moved to approve the erosion control plans with modifications in staff memoranda from Matthew Bordeaux to Renata Bertotti, dated August 26, 2008 and Nick Francione to Renata Bertotti, dated August 21, 2008. Mr. Mancini seconded the motion and all members voted in favor.

MANCHESTER WATER & SEWER DEPARTMENT

125 Spring Street

Inland Wetlands Permit - Determination of Significance (M-376)

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 (M-376)

MOTION: Mr. Sierakowski moved to approve the inland wetlands permit because the work is limited to the 100-foot upland review area and will cause no significant impact. The permit to be effective for a five-year term to begin at the end of the appeal period with work to be completed 2.5 years from the beginning to end of construction. Mr. Mancini seconded the motion and all members voted in favor.

Special Exception Modification (M-377)

MOTION: Mr. Sierakowski moved to approve the special exception modification with modifications in staff memoranda from Raymond Myette, Jr., dated August 29, 2008 and Derrick Gregor, dated August 27, 2008. Mr. Mancini seconded the motion and all members voted in favor.

MOTION: Mr. Sierakowski moved to add the special exception modification application for Rockville Bank (R-120) to the agenda. Mr. Diminico seconded the motion and all members voted in favor.

ROCKVILLE BANK

768 North Main Street

Special Exception Modification (R-120)

MOTION: Mr. Sierakowski moved to approve the requested special exception modifications numbered 1 through 5 in a letter from Jennifer Miller to Mark Pellegrini, dated August 21, 2008 and that the door hinges on the door shown on the rear building elevation be reversed to the right for public safety reasons. Mr. Diminico seconded the motion and all members voted in favor.

MANCHESTER MEMORIAL HOSPITAL

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

Special Exception (M-373) – Condition of approval

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

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION

Zoning Regulation Amendments to Article II Section 19 – Flood Plain Zone (T-479)

MOTION: Mr. Sierakowski moved to continue the public hearing to the September 15, 2008 meeting. Mr. Diminico seconded the motion and all members voted in favor.

AARON ALIBRIO

375 Highland Street

Subdivision (A-132) – Payment in Lieu of Installation Requirement

MOTION: Mr. Sierakowski moved to recommend to the Board of Directors that Mr. Alibrio's payment in lieu of installation of granite curbs be returned if the State's ownership of the street pre-empts the Town ordinance or if found that the ordinance was not properly applied in this case. Mr. Diminico seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. **EVERGREEN CROSSING, LLC - 325 New State Road – PRD Zone Change and Preliminary Plan of Development (E-45) – Construction of a 266 unit multi-family residential community with parking, carports, clubhouse/office.**
2. **ROCKVILLE BANK - 768 North Main Street - Special Exception Modification (R-120) – Architectural changes to exterior of building.**