

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
FEBRUARY 4, 2008**

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

FAIRWAY CROSSING

104 & 104A Glode Lane and 1769 Tolland Turnpike

PRD Zone Change (F-140)

MOTION: Mr. Sierakowski moved to approve the PRD zone change as presented. Mr. Prause seconded the motion and all members voted in favor.

Preliminary Plan of Development (F-140)

MOTION: Mr. Sierakowski moved to approve the preliminary plan of development with the modifications in staff memoranda from Raymond Myette to Renata Bertotti dated December 07, 2007 and from David W. Beliveau to Renata Bertotti dated December 04, 2007; and with the conditions that 1) If there is no agreement between the Town of Manchester sewer authority and the Metropolitan District Commission regarding the sanitary sewer service at the time of submittal of the final development plan, the applicant will be required to own and to maintain water lines inside the development; and 2) at the time of the submittal of the final development plan, the phasing of the project will be modified to ensure there is access to the Manchester portion of the site prior to issuance of certificate of occupancy, two points of access for emergency vehicles and to show that necessary agreements regarding the access maintenance are obtained. Mr. Dougan seconded the motion and all members voted in favor.

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

214 & 230 New Bolton Road and 1135 Middle Turnpike East

Special Exception (M-361); Erosion Control Plan (M-362)

MOTION: Mr. Sierakowski moved to table action on these applications. Mr. Kissmann seconded the motion and all members voted in favor.

MOTION: Mr. Sierakowski moved to approve the Amended Agenda for the meeting. Mr. Kissmann seconded the motion and all members voted in favor.

SHIRLEY C. THRALL, TRUSTEE

40 Glen Road

Inland Wetlands Permit (T-469)

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

DANIEL GUACHIONE

45 Sanrico Drive

Inland Wetlands Permit - Determination of Significance (G-149)

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

Inland Wetlands Permit to remove material from a wetlands or upland review area (G-149)

MOTION: Mr. Sierakowski moved to approve with modifications in staff memoranda from James Davis to Renata Bertotti dated January 14, 2008; and from Nick Francione to Renata Bertotti dated January 04, 2008; and with the conditions that 1) the roof drains be capped to allow the run-off to drain down the rip rap bank; 2) the roof leaders be filled with stone and concrete and capped below the top of the slope; 3) that all work be done in conformance with letter from REMA dated December 7, 2007; and 4) all conditions from the previous approval of application G-145 still apply. The permit is valid for one year after the end of the appeal period. Mr. Kissmann seconded the motion and all members voted in favor.

MANCHESTER MEMORIAL HOSPITAL

71 Haynes Street and 28, 34, 40, 46 & 50 Middle Turnpike West

Erosion Control Plan for parking lot construction (M-363)

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

APPROVAL OF MINUTES

December 17, 2007 – Economic Development Plan Public Hearing

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

RECEIPT OF NEW APPLICATIONS

1. **ANDREW ANSALDI, JR.** - 346 Wetherell Street – Inland Wetlands Permit (A-146); Erosion Control Plan (A-147) – construction of sanitary sewer extension from Wetherell Street to Longview Drive.
2. **CHURCH OF THE LIVING GOD** - 199 Deming Street – Inland Wetlands Permit (C-212); Special Exception (C-213); Erosion Control Plan (C-214) – relocation of existing and construction of new parking including utilities, new drainage structures and detention basin, widening of existing entrance driveway and associated site work.