

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
APRIL 7, 2008**

MEMBERS PRESENT: David Wichman Eric Prause
Eugene Sierakowski
Joseph Diminico
Rudolph Kissmann
Kevin Dougan

CHURCH OF THE LIVING GOD
199 Deming Street and 116 Avery Street

Inland Wetlands Permit (C-212)

MOTION: Mr. Diminico moved to approve the inland wetlands permit for a five-year term. Mr. Sierakowski seconded the motion and all members voted in favor.

Special Exception (C-213)

MOTION: Mr. Sierakowski moved to approve the special exception with modifications outlined in a staff memorandum from Derrick Gregor to Renata Bertotti, dated April 4, 2008 and that the driveway be installed as shown on Exhibit B and with the condition that the traffic be regulated by a uniformed police officer during Sunday services and special events. Mr. Kissmann seconded the motion and all members voted in favor. The approval is consistent with the Plan of Conservation and Development and is compatible with the neighborhood.

Erosion Control Plan (C-214)

MOTION: Mr. Diminico moved to approve the erosion control plan with modifications outlined in a staff memorandum from Derrick Gregor to Renata Bertotti, dated April 4, 2008. Mr. Sierakowski seconded the motion and all members voted in favor.

ROCKVILLE BANK
768 North Main Street

Special Exception (R-116)

MOTION: Mr. Sierakowski moved to approve the special exception with modifications as outlined in staff memoranda from James Mayer to Renata Bertotti, dated March 20, 2008, Bernard Kalansuriya to Renata Bertotti, dated March 26, 2008, James Davis to Renata Bertotti, dated March 26, 2008 and from Nick Francione to Renata Bertotti, dated March 19, 2008 because it is consistent with the Plan of Conservation and Development, the screening meets requirements and the building design will be to LEED standards. Mr. Diminico seconded the motion and all members voted in favor.

Erosion Control Plan (R-117)

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

422 NORTH MAIN ST., LLC
422 North Main Street

Special Exception (F-141)

MOTION: Mr. Diminico moved to table action on the special exception application so that the traffic engineer can comment on the proposed trip generation. Mr. Kissmann seconded the motion and all members voted in favor.

WESLEY V. VANCOUR
95 Avery Street

Zone Change: Residence A to Special Design Commercial (V-41)

MOTION: Mr. Diminico moved to approve the zone change to be effective at the end of the appeal period because of the unique location of the property. Mr. Kissmann seconded the motion and all members voted in favor.

AMERICAN PROMOTIONAL EVENTS
420 Buckland Hills Drive

CUD Zone Final Plan Modification (A-148)

MOTION: Mr. Kissmann moved to approve the CUD zone final plan modification with modifications as outlined in a staff memorandum from Thomas O'Marra to Renata Bertotti, dated April 7, 2008 and with the conditions that 1) all proposed signs are to be limited to those on the proposed 30' x 50' tent and no other signs are to be located anywhere; 2) any vegetation, mulch or other combustible material removed from or disturbed in the vicinity of the tent in accordance with the requirements of the Eighth Utilities District Fire Marshal shall be restored by the applicant within one week of the end of the sale; and 3) a staff person must be present 24 hours a day when merchandise is in stock. Mr. Dougan seconded the motion and all members voted in favor.

TOWN OF MANCHESTER
57 Hollister Street

Erosion Control Plan (T-473)

MOTION: Mr. Sierakowski moved to approve the erosion control plan with modifications as outlined in staff memoranda From Nick Francione to Renata Bertotti dated March 19, 2008 and Raymond Myette to Renata Bertotti dated March 26, 2008. Mr. Dougan seconded the motion and all members voted in favor.

MANDATORY REFERRAL
57 Hollister Street

Under CGS 8-24 - for Head Start School (MR-0801)

MOTION: Mr. Sierakowski moved to make a favorable recommendation because the project is consistent with anticipated needs of Manchester residents. Mr. Dougan seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. **MANCHESTER SPORTS CENTER, INC. AND EIGHTY ONE ADAMS STREET, LLC** – 81 and 81R Adams Street – Special Exception (M-366); Certificate of Location Approval (M-367); Erosion Control Plan (M-368) – request for special exception approval under Article II Section 16.15.02 (a) and (b) to expand an existing automobile dealership in the Industrial zone.
2. **MANCHESTER CONGREGATION OF JEHOVAH’S WITNESSES, MANCHESTER, CONNECTICUT, INC.** - 214 & 230 New Bolton Road and 1121 & 1135 Middle Turnpike East – Special Exception (M-369); Erosion Control Plan (M-370) - request for special exception under Article II Sections 2.02.02 and 3.02.01 for a place of worship in a residential zone and associated erosion control plan.
3. **SIELEV ASSOCIATES, LLC** - 241 – 291 Middle Turnpike West – Special Exception (S-206); Erosion Control Plan (S-207) – request for special exception approval under Article II Sections 9.14.02 (a and b) and 24.02.01 (b) for drive-thru windows for a CVS Pharmacy and Dunkin Donuts and the associated erosion control plan for building demolition and the construction of two freestanding buildings.
4. **FUSS & O’NEILL, INC.** – 146 & 160 Hartford Road – Inland Wetlands Permit (F-142); Erosion Control Plan (F-143); Flood Plain Permit (F-144); Historic Zone Site Plan Modification (F-145) - Renovations to the Clark building and site improvements to that property and also minor modifications to the 146 Hartford Road building.