

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
FEBRUARY 20, 2008**

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

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

214 & 230 New Bolton Road and 1135 Middle Turnpike East

Acceptance of Erosion Control Plan Application – Resubmission (M-364)

MOTION: Mr. Sierakowski moved to accept the resubmission of the erosion control application. Mr. Kissmann seconded the motion and all members voted in favor.

Special Exception (M-361)

MOTION: Mr. Kissmann moved to approve the special exception with modifications in staff memoranda from James Davis to Renata Bertotti dated February 1, 2008 and Derrick Gregor dated February 1, 2008. There was no second and the motion failed.

MOTION: Mr. Sierakowski moved to deny the application because it did not meet the criteria for environmental protection and conservation (at Article IV Section 20.01.01 (h)) due to the extensive grading proposed for the project. Mr. Diminico seconded the motion and members Diminico, Dougan and Sierakowski voted in favor. Members Kissmann and Wichman voted against the motion. The motion carried 3-2.

Erosion Control Plan (M-364)

MOTION: Mr. Sierakowski moved to deny the erosion control plan without prejudice. Mr. Diminico 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 (M-363)

MOTION: Mr. Kissmann moved to approve the erosion control plan with modifications in staff memoranda from Raymond Myette to Renata Bertotti dated February 15, 2008, and from Derrick Gregor to Renata Bertotti dated February 19, 2008. Mr. Sierakowski seconded the motion and all members voted in favor.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION

Zoning Regulation Amendments: Article I Section 2 and Article II Section 1.03.01 (T-470)

MOTION: Mr. Sierakowski moved to continue the public hearing to allow staff to include the modified language proposed by the Commission and for input from the zoning enforcement officer. Mr. Diminico seconded the motion and all members voted in favor.

MANDATORY REFERRAL

55 Oakland Street

Under CGS 8-24 for construction of sidewalk along roadway and catch basin (MR-0702)

MOTION: Mr. Sierakowski moved to make a favorable recommendation to the Board of Directors because the plan to extend sidewalks is in keeping with the Town's Plan of Conservation and Development. Mr. Kissmann seconded the motion and all members voted in favor.

TOWN OF MANCHESTER PUBLIC WORKS

55 Oakland Street

Inland Wetlands Permit - Determination of Significance (T-471)

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 (T-471)

MOTION: Mr. Sierakowski moved to approve the wetlands permit for a period of two years beginning at the end of the appeal period. Mr. Kissmann seconded the motion and all members voted in favor.

Flood Plain Permit (T-472)

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

ELECTION OF OFFICERS

MOTION: Mr. Sierakowski nominated current the slate of officers: Mr. Wichman, Chair; Mr. Sierakowski, Vice Chair, and Mr. Diminico, Secretary. Mr. Kissmann seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. **ROCKVILLE BANK - 768 North Main Street – Special Exception (R-116); Erosion Control Plan (R-117)** – request for a special exception under Article II Section 24.02.01(d) of the zoning regulations for a drive-through window and for an erosion control plan.
2. **HAYES & HAYES, LLC – 169 Red Stone Road – Zone District Change: Rural Residence to General Business (H-193)** request for a zone change from RR to GB for a 1.5 acre portion of a 2.79-acre parcel. The remainder of the parcel is already zoned GB.

3. **MANCHESTER CONGREGATION OF JEHOVAH'S WITNESSES,
MANCHESTER, CONNECTICUT, INC. - 214 & 230 New Bolton Road and 1121 &
1135 Middle Turnpike East–Erosion Control Plan (M-364)** – resubmission of erosion control plan for the construction of 4,275 sq.ft. place of worship and related site activity which was withdrawn due to inability to meet the statutory deadline.