

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
JANUARY 16, 2008**

MEMBERS PRESENT: David Wichman William Cherry
 Eugene Sierakowski Eric Prause (Sitting for R. Kissmann)
 Joseph Diminico Salvatore Mancini
 Kevin Dougan

**MAIDEN BUILDERS LLC
717 and 727 Tolland Turnpike**

PRD Zone Change and Preliminary Plan of Development (M-360)

MOTION: Mr. Prause moved to approve the PRD zone change and preliminary plan of development with modifications as noted in staff memoranda from James Mayer to Renata Bertotti dated November 01, 2007, and from Derrick Gregor to Renata Bertotti dated January 03, 2008, and with the condition that property deeds and condo documents restrict the number of bedrooms to two per dwelling unit. Mr. Diminico seconded the motion and all members voted in favor. Alternates Prause and Cherry sat for Mr. Kissmann and Mr. Dougan.

**JETMORE CONSTRUCTION
775 Lydall Street**

PRD Zone Change and Preliminary Plan of Development (J-56)

MOTION: Mr. Sierakowski moved to deny without prejudice the PRD zone change and preliminary plan of development. Mr. Dougan seconded the motion and all members voted in favor. The reasons for denial were the project density and architectural appearance of the proposed development were not compatible with the plan of development's conservation development goals or with the immediate area.

**DLC VENTURES LLC & LAC GROUP LLC
758 Tolland Turnpike**

PRD Final Plan of Development (D-127)

MOTION: Mr. Sierakowski moved to approve the PRD zone change and preliminary plan of development with modifications in staff memoranda from Mark Goodin to Renata Bertotti dated January 04, 2008; Tom O'Marra to Renata Bertotti dated January 08, 2008; Bernard Kalansuriya to Renata Bertotti dated January 09, 2008; and Nick Francione to Renata Bertotti dated January 09, 2008. Mr. Diminico seconded the motion and all members voted in favor.

(OVER)

Erosion Control Plan (D-128)

MOTION: Mr. Sierakowski moved to approve the erosion control plan with modifications as noted in staff memorandum from Nick Francione to Renata Bertotti dated January 09, 2008. Mr. Diminico seconded the motion and all members voted in favor.

SHIRLEY C. THRALL, TRUSTEE

40 Glen Road

Inland Wetlands Permit (T-469) – Extension to February 5, 2008

MOTION: Mr. Sierakowski moved to grant an extension to February 5, 2008 to consider this item. Mr. Dougan 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) – Extension to February 29, 2008

MOTION: Mr. Sierakowski moved to approve an extension to February 29, 2008 to consider this item. Mr. Diminico seconded the motion and all members voted in favor.

APPOINTMENTS TO THE CAPITOL REGION PLANNING COMMISSION

MOTION: Mr. Sierakowski moved to appoint Member Kissmann as the primary representative to the Capitol Region Planning Commission and Member Mancini as the alternate. Mr. Prause seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATION

TOWN OF MANCHESTER - 57 Hollister Street – Erosion Control Plan (T-473) – request for demolition of existing school building and construction of new one-story, 21,490 sq.ft. Manchester Head Start School building with parking and site improvements associated with the school.