

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

**MEMBERS PRESENT:** David Wichman  
Joseph Diminico  
Rudolph Kissmann  
Kevin Dougan

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**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. Kissmann moved to approve the zoning regulation amendment for automobile repair on residential properties with the modified language dated March 3, 2008 and a modification allowing two unregistered vehicles for each dwelling unit, one inside and one outside. Mr. Diminico seconded the motion and all members voted in favor.

**DYNASTY FINANCIAL CONSULTING GROUP, LLC**  
49 Buckland Street

Erosion Control Plan (D-129)

**MOTION:** Mr. Kissmann moved to approve the erosion control plan with the modifications in a memorandum from Nick Francione to Renata Bertotti dated March 3, 2008. Mr. Diminico seconded the motion and all members voted in favor.

**MOTION:** Mr. Kissmann moved to waive the requirement for an eight-foot wide landscape buffer on the easterly and southerly portions of the site with the requirement that evergreen plantings and fencing as approved by staff be installed on the easterly portion of the site. Mr. Diminico seconded the motion and all members voted in favor.

**ANDREW ANSALDI, JR.**  
346 Wetherell Street

Inland Wetlands Permit - Determination of Significance (A-146)

**MOTION:** Mr. Kissmann moved that the proposed activities would not cause a significant impact to the wetlands and will not require a public hearing because the work will create only a temporary disturbance, adequate erosion controls will be provided, and there will be no direct impact to the wetlands. Mr. Diminico seconded the motion and all members voted in favor.

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**SHIRLEY C. THRALL, TRUSTEE**

40 Glen Road

Inland Wetlands Permit - Determination of Significance (T-469)

**MOTION:** Mr. Kissmann 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 (T-469)

**MOTION:** Mr. Kissmann moved to approve the inland wetlands permit to correct the existing erosion problem for a two-year time period. Mr. Dougan seconded the motion and all members voted in favor.

**ADOPTION OF ECONOMIC ELEMENT OF THE  
PLAN OF CONSERVATION AND DEVELOPMENT**

**MOTION:** Mr. Diminico moved to approve the Economic Development element of the Plan of Conservation and Development as submitted. Mr. Kissmann seconded the motion and all members voted in favor.

**APPROVAL OF MINUTES**

July 2, 2007 - Public Hearing/Business Meeting

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

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**RECEIPT OF NEW APPLICATIONS**

1. **WESLEY V. VANCOUR - 95 Avery Street – Zone Change: Residence A to Special Design Commercial (V-41)** – request for a zone change from RA to SDC for 17,100 sq.ft. parcel.
2. **CLUB GOLF, LLC – Zone Regulation Change (C-215)** – request of zone regulation change at Article II Section 16.16 to permit sale of alcoholic beverages in designated areas of recreational golf facilities.
3. **SCHALLER, INC. – 365 Center Street - Certificate of location approval (S-205)** – request for location approval for property adjacent to existing approved dealership in accordance with the requirements of Connecticut General Statutes 14-54.
4. **MANCHESTER MEMORIAL HOSPITAL - 15 & 21 Alpine Street, 100 & 104 Haynes Street and portion of 71 Haynes between Haynes Street and Russell Street, and 51-53, 55, 99-101, 105-107, 111-113 & 115 Russell Street – Zone Change: Residence B to Residence C (M-365)** – request for a zone change from RB to RC.
5. **422 NORTH MAIN ST., LLC - 422 North Main Street – Special Exception (F-141)** – request for indoor entertainment facility for children.
6. **AMERICAN PROMOTIONAL EVENTS – 420 Buckland Hills Drive – CUD Zone Final Plan Modification (A-148)** – request to erect temporary 30 x 50-foot tent for the sale of fireworks June 18, 2008 to July 5, 2008.