

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
AUGUST 12, 2009**

MEMBERS PRESENT: Eugene Sierakowski Eric Prause
Joseph Diminico
Kevin Dougan
Salvatore Mancini
Andy Kidd

Mr. Prause sat in place of Mr. Dougan for applications F-147 and F-148

KENT ELLIOTT
110 Utopia Road

Special Exception (E-48)

MOTION: Mr. Dougan moved to approve the special exception because the proposal met the special exception requirements for places of worship. Mr. Diminico seconded and all members voted in favor.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION

Subdivision Regulation Amendments (T-495)

MOTION: Mr. Mancini moved to continue the public hearing on the proposed subdivision text amendments. Mr. Diminico seconded and all members voted in favor.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION

Zoning Regulation Amendments (T-494)

Members tabled the decision on the revisions to the zoning text by consensus.

53-71 SPENCER STREET, LLC
53-57&71 Spencer Street

Special Exception Modification (F-147)

Mr. Prause sat in place of Mr. Dougan.

MOTION: Mr. Kidd moved to approve the special exception modification because it meets the requirements. Mr. Mancini seconded and all members voted in favor.

Erosion Control Plan (F-148)

Mr. Prause sat in place of Mr. Dougan.

MOTION: Mr. Kidd moved to approve the erosion control plan. Mr. Mancini seconded and all members voted in favor.

(OVER)

EIGHTH UTILITIES DISTRICT

560 North Main Street

Inland Wetlands Permit/Determination of Significance (E-49)

MOTION: Mr. Diminico moved that the proposed activity would not cause a significant impact to the wetlands and will not require a public hearing. Mr. Kidd seconded and all members voted in favor.

MOTION: Mr. Diminico moved to approve the inland wetland permit with the modification that five evergreen shrubs be planted as discussed. The inland wetland permit was granted for a period of five years, with two years to complete the project from the start of the construction. Mr. Dougan seconded and all members voted in favor.

HILLSTOWN ENTERPRISES, LLC

871 Hillstown Road

Inland Wetlands Permit/Determination of Significance (H-195)

MOTION: Mr. Diminico moved that the proposed activity would not cause a significant impact to the wetlands and will not require a public hearing. Mr. Dougan seconded and all members voted in favor.

MOTION: Mr. Dougan moved approve the inland wetland permit. The inland wetland permit was granted for a period of five years with two years to complete the project from the start of the construction. Mr. Diminico seconded and all members voted in favor.

Erosion Control Plan (H-196)

MOTION: Mr. Dougan moved to approve the erosion control plan. Mr. Diminico seconded and all members voted in favor.

BROAD STREET REDEVELOPMENT PLAN

Determination of Consistency with the Plan of Conservation and Development

MOTION: Mr. Mancini moved to find that the Broad Street Redevelopment Plan is consistent with the overall Plan of Conservation and Development, with the recommendation that language be added to the housing section of the Redevelopment Plan to ensure the proposed mix of renter and owner-occupied housing be consistent with the objectives outlined in the Plan of Conservation and Development. Mr. Kidd seconded and all members voted in favor.

MANDATORY REFERRAL

Extension of Charter Oak Greenway Gardner Street to Wyllys Street (MR-09-01)

MOTION: Mr. Dougan moved to make a favorable recommendation to the Board of Directors on the proposed Greenway extension. Mr. Mancini seconded and all members voted in favor.

TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT
Gardner Street to Wyllys Street

Inland Wetlands Permit/Determination of Significance (T-491)

MOTION: Mr. Dougan moved that the proposed activity would not cause a significant impact to the wetlands and will not require a public hearing. Mr. Mancini seconded and all members voted in favor.

MOTION: Mr. Dougan moved to approve the inland wetland permit with modifications in the staff memoranda from Renata Bertotti, dated July 23, 2009. The inland wetland permit was granted for a period of five years with two years to complete the project from the start of the construction. Mr. Kidd seconded and all members voted in favor.

Erosion Control Plan (T-492)

MOTION: Mr. Dougan moved to approve the erosion control plan. Mr. Kidd seconded and all members voted in favor.

Flood Plain Permit (T-493)

MOTION: Mr. Dougan moved to approve the flood plain permit with modifications in staff memoranda from Matthew R. Bordeaux to Renata Bertotti, dated August 3, 2009. Mr. Kidd seconded and all members voted in favor.

APPROVAL OF MINUTES

April 20, 2009 - Public Hearing/Business Meeting

MOTION: Mr. Dougan moved to approve the minutes as written. Mr. Mancini seconded and all members voted in favor.

May 18, 2009 - Public Hearing/Business Meeting

MOTION: Mr. Mancini moved to approve the minutes as written. Mr. Kidd seconded and members Sierakowski, Dougan, Mancini and Kidd voted in favor. Member Diminico abstained.

RECEIPT OF NEW APPLICATIONS

1. **TOWN OF MANCHESTER WATER AND SEWER DEPARTMENT – Inland Wetlands Permit (T-496) – 192 Charter Oak Street:** Replace existing 400-gallon propane tank with 1,000 gallon propane tank in the same location