

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
DECEMBER 16, 2009**

MEMBERS PRESENT: Eugene Sierakowski Horace Brown (sitting)
Joseph Diminico
Kevin Dougan
Eric Prause

**OUTBACK STEAKHOUSE - 170 Hale Road – facade color change
CUD Zone Final Plan Modification (O-53)**

MOTION: Mr. Dougan moved to table this application. Mr. Diminico seconded the motion and all members voted in favor.

**EMMES REALTY MANAGEMENT LLC – 1127 Tolland Turnpike
Special Exception Modification (E-50)**

MOTION: Mr. Brown moved to approve the special exception modification with the modifications that 1) the pitch of the roofs on the two proposed towers be increased to an average height not to exceed 37.5 feet from the ground; 2) the colors on the exterior of the towers and the roof material be the same as the colors and materials or on the buildings in the center; and 3) the eastern tower shall be a height of 32 feet and the western tower the height of 35 feet, not including the increased height of the roof as required in modification 1) above.

MOTION: Mr. Prause moved to amend the motion to require a 30-foot height for the towers. There was no second and the motion failed.

Mr. Diminico seconded the first motion and members Sierakowski, Diminico, Dougan and Brown voted in favor; member Prause voted against. The motion passed 4 to 1.

**FAIRWAY CROSSING LLC - 104 & 104A Glode Lane and 1769 Tolland Turnpike
Inland Wetlands Permit - Determination of Significance (F-149)**

MOTION: Mr. Diminico moved that the proposed activities would not create a significant impact on the wetlands and will not require a public hearing. Mr. Prause seconded the motion and all members voted in favor.

JPG PARTNERS - 95-99 Union Street

Inland Wetlands Permit - Determination of Significance (J-57)

MOTION: Mr. Dougan moved that the proposed activities would not create a significant impact on the wetlands and will not require a public hearing. Mr. Prause seconded the motion and all members voted in favor.

770 LLC - 190 Coop Sawmill Road

Erosion Control Plan (S-217) – Request for Extension

MOTION: Mr. Brown moved to grant an extension to January 20, 2010 for this application. Mr. Prause seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

October 5, 2009 – Business Meeting

October 20, 2009 - Public Hearing/Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. **JPG PARTNERS - 95-99 Union Street – Inland Wetlands Permit (J-57)** – to build a home and grade property within the upland review area.
2. **OUTBACK STEAKHOUSE - 170 Hale Road – CUD Zone Final Plan Modification (O-53)** – facade color change.
3. **UNITARIAN UNIVERSALIST SOCIETY - 153 Vernon Street West – Special Exception Modification (U-50)** – installation of storm drainage to Town drainage system.
4. **TIMOTHY KENNEDY - 500 Dennison Ridge Drive –Inland Wetlands Permit (K-67)** – construct a retaining wall and encapsulate propane tank.