

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
FEBRUARY 18, 2009**

MEMBERS PRESENT: Eugene Sierakowski Eric Prause
Joseph Diminico Matthew Galligan
Kevin Dougan Adam Gootkin
Andy Kidd

SIDEWALK AND CURB PLAN 2009-2014

Proposed amendments to the Town Sidewalk and Curb Plan

MOTION: Mr. Kidd moved to approve the sidewalk and curb plan with the addition that the staff will provide a draft of the proposed plan amendment to identify the state roads at a future date. Mr. Diminico seconded the motion and all members voted in favor.

EVERGREEN CROSSING, LLC

325 New State Road

PRD Zone Change and Preliminary Plan of Development (E-46)

MOTION: Mr. Diminico moved to approve the PRD zone change and the preliminary plan of development because the plan is consistent with the Plan of Conservation and Development and poses the least risk to the aquifer protection area with the conditions that it be a condominium project; that an integrated pest management and site monitoring plan be presented at the final plan and that the proposed conservation easement be provided on final plans; and with the modification that the proposed five-foot wide concrete sidewalk be shown across the proposed entrance drive on all plan sheets. Mr. Dougan seconded the motion and all members voted in favor.

DIANE CASALS

136 Woodland Street

Subdivision (C-222)

MOTION: Mr. Dougan moved to approve the subdivision with modifications stated in memoranda from Nick Francione to Renata Bertotti, dated February 9, 2009; and from Russell Johnston to Renata Bertotti, dated February 12, 2009. Mr. Diminico seconded the motion and all members voted in favor.

MATTHEW WALSH

432 Buckland Hills Drive

CUD Final Plan Modification (W-138)

MOTION: Mr. Diminico moved to approve the CUD final plan modification. Mr. Dougan seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

January 21, 2009 Special Workshop

MOTION: Mr. Dougan moved to approve with a modification. Mr. Diminico seconded the motion and all members voted in favor.

January 21, 2009 Public Hearing/Business Meeting

MOTION: Mr. Dougan moved to approve the minutes. Mr. Diminico seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Map Amendment (T-485)** – revisions to the zoning map to add Aquifer Protection Area.
2. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendments: Article II, Sections 10.01.05, 23.01.05 & 24.01.15 (T-486)** - Deletes provision allowing residential units above the first story as the permitted use in Business I, II, and III zones.
3. **WILLIAM POE, JR. - 156 Union Street – Subdivision (P-183)** – 2-lot residential subdivision.
4. **MATTHEW WALSH - 432 Buckland Hills Drive – CUD Final Plan Modification (W-138)** – minor re-design of existing stone front.
5. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Subdivision Regulation Amendments (T-487)- Add Section 4.19; revise sections 8.01.01 and 8.01.03 and delete Section 8.01.02 (T-487)** - regarding the bonding practices and temporary access provision.