

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION  
FOR THE MEETING OF  
JANUARY 5, 2009**

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

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**WAL-MART REAL ESTATE BUSINESS TRUST**

Zoning Regulation Amendments at Article II Section 8.03.24 and Table II 8-1  
CUD Zone (W-137)

**MOTION:** Mr. Dougan moved to grant an extension for this application to the January 21, 2009 meeting. Mr. Kidd seconded the motion. Members Sierakowski, Dougan, Mancini and Kidd voted in favor of the motion. Member Diminico opposed the motion. The motion carried 4 to 1.

**DYE HOUSE ASSOCIATES, LLC c/o KONOVER PROPERTIES**

190 Pine Street

Site Plan – Historic Zone (D-131)

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

Erosion Control Plan (D-132)

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

**WILLIAM POE, JR.**

156 Union Street

Special Exception (P-181)

**MOTION:** Mr. Diminico moved to approve the special exception with the condition that an evergreen buffer be installed to screen the properties between 20 and 34 Rossetto Drive. Mr. Kidd seconded the motion and all members voted in favor.

Erosion Control Plan (P-182)

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

**(OVER)**

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**TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION**  
Zoning Regulation Amendment at Article IV Section 17: Moratorium (T-483)

**MOTION:** Mr. Diminico moved to table to the January 21, 2009 meeting. Mr. Dougan seconded the motion and all members voted in favor.

**BRIAN MCCANN – KLEINFELDER**  
555 Middle Turnpike East

SDC Zone Site Plan (M-378)

**MOTION:** Mr. Diminico moved to approve with the modification stated in staff memoranda from Bernard Kalansuriya to Renata Bertotti, dated January 5, 2009; and Matthew Bordeaux to Renata Bertotti, dated December 5, 2008 and with the condition that vegetation be planted to buffer the east, west and south views of the fence enclosure and that the landscaping plan be submitted to the planning department staff for approval. Mr. Dougan seconded the motion and all members voted in favor.

**APPROVAL OF MINUTES**

July 7, 2008 - Public Hearing/Business Meeting

**MOTION:** Mr. Sierakowski moved to approve the minutes as written. Mr. Diminico seconded the motion and members Sierakowski, Dougan and Diminico voted in favor. The motion carried 3 to 0.

December 8, 2008 - Public Hearing/Business Meeting

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

**EVERGREEN CROSSING, LLC**  
325 New State Road

Whether to hear the application for a PRD Zone Change and Preliminary Plan of Development (E-46)

**MOTION:** Mr. Diminico moved to hear the Evergreen Crossing application finding that the new application was substantially different from the previous application. Mr. Dougan seconded the motion and all members voted in favor.

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**RECEIPT OF NEW APPLICATIONS**

1. **DIANE CASALS** - 136 Woodland Street – Subdivision (C-222) – request for a three lot subdivision to construct a duplex residential house.
2. **EAST CATHOLIC HIGH SCHOOL** - 105/115 New State Road – Inland Wetlands Permit (E-47) – Installation of a scoreboard at baseball field.