

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
JULY 20, 2009**

MEMBERS PRESENT: Eugene Sierakowski Eric Prause (sitting)
Joseph Diminico
Salvatore Mancini
Andy Kidd

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION

Revisions to the zoning regulations at Article II Section 15 to remove high rise apartments and amend regulation of residential uses and parking standards.

Zone Regulation Amendments – Article II Section 15 (T-490)

MOTION: Mr. Diminico moved to approve the zoning regulation revisions with the revised wording dated July 20, 2009. Mr. Kidd seconded the motion and all members voted in favor.

MANCHESTER CONGREGATION OF JEHOVAH'S WITNESSES MANCHESTER, CONNECTICUT, INC. - 214 New Bolton Road – addition of a shed to the southwest corner of the property.

Special Exception Modification (M-381)

MOTION: Mr. Diminico moved to approve with the modification that the Norway and Colorado spruce trees to be planted along the southwest corner of the property be increased to five to six feet tall at the time of planting. Mr. Prause seconded the motion and all members voted in favor.

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

Construction of three self-storage buildings.

Special Exception Modification (F-147)

Erosion Control Plan (F-148)

MOTION: The special exception modifications and erosion control plan were tabled by consensus. The applicant consented to extension until the Commission's next regularly scheduled meeting on August 12, 2009.

APPROVAL OF MINUTES

April 6, 2009 - Public Hearing/Business Meeting

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

May 4, 2009 - Public Hearing/Business Meeting

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

July 6, 2009 - Public Hearing/Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. **MANCHESTER CONGREGATION OF JEHOVAH'S WITNESSES MANCHESTER, CONNECTICUT, INC.** - 214 New Bolton Road – Special Exception Modification (M-381) – addition of a shed to the southwest corner of the property.
2. **HILLIARD MILLS, LLC** - 642 Hilliard Street – Flood Plain Permit (H-197) - completion of environmental remediation at 642 Hilliard Street.
3. **LAWRENCE R. YURDIN** - 232V Bush Hill Road – Inland Wetlands Permit (D-117); Resubdivision (D-118); Erosion Control Plan (D-119) – *Request for Extensions*
4. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** – Subdivision Regulation Amendments (T-495) – Comprehensive update to Subdivision regulations.