

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION  
FOR THE MEETING OF  
JUNE 1, 2009**

**MEMBERS PRESENT:** Eugene Sierakowski      Eric Prause (sitting for S-214)  
Joseph Diminico  
Kevin Dougan  
Salvatore Mancini  
Andy Kidd

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**CMRE, LLC - 278 Hackmatack Street**

PRD Zone Change and Preliminary Plan of Development (C-223)

MOTION: Mr. Kidd moved to deny The PRD zone change and preliminary plan of development because the change was not consistent with the zoning of surrounding properties. Mr. Dougan seconded the motion and all members voted in favor.

**ST. PAUL'S COLLEGIATE CHURCH - 416 Middle Turnpike East (aka 308 Broad Street)**

Special Exception (S-215)

MOTION: Mr. Dougan moved to approve the special exception request because it meets special exception criteria, with the condition the meetings will be held in one theater one night per week except on significant religious holidays when meetings will be held on two nights. Mr. Mancini seconded the motion and all members voted in favor.

**TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT**

420 & 440 Buckland Hills Drive

Inland Wetlands Permit - Determination of Significance (T-489)

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

Inland Wetlands Permit (T-489)

MOTION: Mr. Dougan moved to approve the inland wetlands permit for a one-year period. Mr. Kidd seconded the motion and all members voted in favor.

**SABRINA POOLS - 70 Tufts Drive**

Inland Wetlands Permit - Determination of Significance (S-214)

MOTION: Mr. Kidd moved that the proposed activities would not cause a significant impact to the wetlands and will not require a public hearing. Mr. Diminico seconded the motion and all members voted in favor. Mr. Prause sat in place of Mr. Dougan on this item.

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Inland Wetlands Permit (S-214)

MOTION: Mr. Kidd moved to approve the inland wetlands permit for one year from the start of construction with the modification that the silt fence or hay bales are to be installed down grade of construction and the stockpile area be maintained until disturbed soils are stabilized, and with the condition that a cartridge filter be used. Mr. Diminico seconded the motion and all members voted in favor. Mr. Prause sat in place of Mr. Dougan on this item.

**APPROVAL OF MINUTES**

March 16, 2009 - Public Hearing/Business Meeting

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

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**RECEIPT OF NEW APPLICATIONS**

1. **53-71 SPENCER STREET, LLC** - 53-57 & 71 Spencer Street – Special Exception (F-147);  
Erosion Control Plan (F-148) – Construction of three self-storage buildings.
2. **LAGACE CONSTRUCTION, LLC** - 159 Tufts Drive – Inland Wetlands Permit (L-120) –  
construction of a 12' x 16' deck on rear of house
3. **KENT ELLIOT** - 110 Utopia Road – Special Exception (E-48) – change of use to place of  
worship in Industrial zone.