

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

MEMBERS PRESENT: Eugene Sierakowski Eric Prause (sitting)
Joseph Diminico Anthony Petrone (sitting for B-296)
Kevin Dougan
Andy Kidd

CMRE, LLC - 278 Hackmatack Street

Zone District Change: Rural Residence to Residence AA (C-225)

MOTION: Mr. Dougan moved to approve the zone change because it is consistent with the Plan of Conservation and Development and the surrounding zoning, to be effective at the end of the appeal period. Mr. Diminico seconded the motion and all members voted in favor. Mr. Prause sat for this item.

FRANK BORAWSKI - 261-263 Broad Street

Special Exception Modification (B-296)

MOTION: Mr. Diminico moved to approve the special exception modification with modifications contained in a memorandum from Raymond Myette, Jr. to Renata Bertotti, dated November 16, 2009. Mr. Kidd seconded the motion and all members voted in favor. Mr. Petrone sat for this item.

PETER GRADY

Zoning Regulation Amendment: Article II Section 22.02.04 (G-154)

MOTION: Mr. Dougan moved to approve the zoning regulation amendments because they are consistent with zoning regulations for other zoning districts regarding restaurants. Mr. Diminico seconded the motion and all members voted in favor. Mr. Prause sat for this item.

EIGHTH UTILITIES DISTRICT – 361 Hilliard Street

Erosion Control Plan Modification (E-44 B)

MOTION: Mr. Dougan moved to approve the erosion control plan for the relocation of the generator. Mr. Kidd seconded the motion and all members voted in favor. Mr. Prause sat for this item.

APPROVAL OF MINUTES

June 1, 2009 - Public Hearing/Business Meeting

MOTION: Mr. Kidd moved to approve the minutes as written. Mr. Diminico seconded the motion. Members Sierakowski, Diminico and Kidd voted in favor. Mr. Dougan abstained. Motion passed 3-0.

(OVER)

June 15, 2009 – Business Meeting

MOTION: Mr. Kidd moved to approve the minutes as written. Mr. Diminico seconded the motion. Members Sierakowski, Diminico and Kidd voted in favor. Mr. Dougan abstained. Motion passed 3-0.

RECEIPT OF NEW APPLICATIONS

1. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zone Regulation Changes at Article II Sections 10.01.05, 10.04.01, 11.02.11, 12.02.10, 23.01.05 & 23.04.07 (T-502)** – regulation amendments to allow residential units above the first floor in B-I, B-II, B-III and NB zones as a permitted use for four or less dwelling units or the combined floor area of 5,000 sq.ft. or less; and as a special exception for five or more units or the combined floor area of more than 5,000 sq.ft.
2. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendments: Article IV, Section 20.01.03 (T-504)** – regulation amendment regarding minor changes to approved special exceptions.
3. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Map Amendment (T-505)** – extension of Design Overlay Zone to include remaining parcels in Business I, II, III, V and Neighborhood Business zoning districts.
4. **EMMES REALTY MANAGEMENT LLC – 1127 Tolland Turnpike – Special Exception Modification (E-50)** - Increase height of parapets on two corners of the building for the purpose of adding identifications signs.