

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

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

HILLIARD MILLS LLC

642 Hilliard Street

Inland Wetlands Permit - Determination of Significance (H-194)

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. Mancini seconded the motion and all members voted in favor.

JOSEPH GIBILISCO, JR.

56 Amherst Drive

Inland Wetlands Permit - Determination of Significance (G-152)

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.

Inland Wetlands Permit (G-152)

MOTION: Mr. Kidd moved to approve the inland wetlands permit for a five-year term with two years to complete the project from the start of construction. Mr. Mancini seconded the motion and all members voted in favor.

MANCHESTER MEMORIAL HOSPITAL

100 Haynes Street

Special Exception Modification (M-382)

MOTION: Mr. Kidd moved to approve the special exception modification with the condition that proposed plantings are replaced with 7 to 8-foot tall arborvitae and verification by the zoning enforcement officer of no sight line obstruction. Mr. Diminico seconded the motion and all members voted in favor.

FUSS & O'NEILL, INC. - 160 Hartford Road

Flood Plain Permit (F-152)

MOTION: Mr. Kidd moved to approve the flood plain permit. Mr. Mancini seconded the motion and all members voted in favor.

Historic Site Plan Approval (F-153)

MOTION: Mr. Kidd moved to approve the 10' x 16' storage shed with modifications that there is to be an additional smoker's area, and the shed siding will be cedar in the brick red color with "Cheney Green" trim as shown on plans submitted on October 5, 2009. Mr. Mancini seconded the motion and all members voted in favor.

HIGHLAND OAKS CORPORATION - 900 Middle Turnpike East (Castle Hill)

Phasing Plan (H-198)

MOTION: Mr. Diminico moved to approve the phasing plan with modifications as stated in staff memoranda from Jeff LaMalva, Assistant Town Engineer to Renata Bertotti, Senior Planner, dated September 16, 2009; and from Bernard Kalansuriya, Civil Engineer, to Renata Bertotti, Senior Planner, dated October 1, 2009.

629, LLC - 629 Middle Turnpike East

Special Design Commercial Site Plan Modification (S-216)

MOTION: Mr. Diminico moved to approve with modifications from Nick Francione to Renata Bertotti, dated September 24, 2009 and with the condition that the applicant returns before the Commission with the revised landscaping plan for the northern boundary. Mr. Mancini seconded the motion and all members voted in favor.

HILLIARD MILLS LLC - 642 Hilliard Street

Inland Wetlands Permit (H-194)

MOTION: Mr. Kidd moved to approve the inland wetlands permit with modifications as stated in staff memoranda from Nick Francione to Renata Bertotti dated October 1, 2009; Thomas O'Marra to Renata Bertotti dated October 1, 2009; Bernard Kalansuriya to Renata Bertotti dated October 2, 2009; and Renata Bertotti to Peter Bonzani dated September 30, 2009 for a five-year term with one year to complete the project from the start of construction. Mr. Diminico seconded the motion and all members voted in favor.

HILLIARD MILLS, LLC

642 Hilliard Street

Flood Plain Permit (H-197)

MOTION: Mr. Kidd moved to approve the flood plain permit with modifications in staff memoranda from Nick Francione to Renata Bertotti dated October 1, 2009; Thomas O'Marra to Renata Bertotti dated October 1, 2009; Bernard Kalansuriya to Renata Bertotti dated October 2, 2009; and Renata Bertotti to Peter Bonzani dated September 30, 2009. Mr. Diminico seconded the motion and all members voted in favor.

TOWN OF MANCHESTER WATER & SEWER DEPARTMENT – 192 Charter Oak

Inland Wetlands Permit / Determination of Significance(T-496) – request for extension

MOTION: Mr. Diminico moved to grant an extension to October 20, 2009 to consider this application. Mr. Kidd seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

September 9, 2009 - Public Hearing/Business Meeting

MOTION: Mr. Prause moved to approve the minutes as written. Mr. Mancini seconded the motion and members Diminico, Mancini, Kidd and Prause voted in favor. Mr. Sierakowski abstained. The motion passed 4 to 0.

RECEIPT OF NEW APPLICATIONS

No new applications.