

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
JANUARY 4, 2010**

MEMBERS PRESENT: Eugene Sierakowski Anthony Petrone (sitting)
Joseph Diminico Horace Brown (sitting)
Andy Kidd
Eric Prause

OUTBACK STEAKHOUSE - 170 Hale Road

CUD Zone Final Plan Modification (O-53)

MOTION: Mr. Diminico moved to approve the exterior building modifications. Mr. Prause seconded the motion and all members voted in favor.

UNITARIAN UNIVERSALIST SOCIETY – 153 Vernon Street West

Special Exception Modification (U-50)

MOTION: Mr. Kidd moved to approve the special exception modification. Mr. Prause seconded the motion and all members voted in favor. Mr. Petrone sat for this item.

JPG PARTNERS - 95-99 Union Street

Inland Wetlands Permit (J-57)

MOTION: Mr. Diminico moved to approve the inland wetlands permit with the condition that a 10-foot conservation easement along the northern (rear) property line be planted and maintained using materials listed in the Lake Waramaug Buffer Planting list, or equivalent material approved by the Town's environmental planner. Mr. Kidd seconded the motion and all members voted in favor. Mr. Brown sat for this item.

FAIRWAY CROSSING LLC - 104 & 104A Glode Lane and 1769 Tolland Turnpike

Inland Wetlands Permit (F-149)

MOTION: Mr. Diminico moved to approve the inland wetlands permit with the condition that a conservation easement be located to the rear of units 21, 22, 23, 25 and 26 in the upland review area be at a minimum of 25 feet from the wetlands. Mr. Brown seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

November 2, 2009 - Public Hearing/Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. **GMRI, INC. - 350 Buckland Hills Drive – CUD Final Plan Modification (G-155)** - Remodel of Smokey Bones Restaurant to a Longhorn Steakhouse including relocation of entry to west side and minor modifications to locate handicap parking adjacent to entry.
2. **TOWN OF MANCHESTER PUBLIC WORKS - 864 Middle Turnpike West and 325 Olcott Street – Inland Wetlands Permit (T-506); Erosion Control Plan (T-507); Special Exception Modification (T-508)** - construction of new administration building, elevated scale and access roads at Manchester Landfill.