

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION  
FOR THE MEETING OF  
MARCH 15, 2010**

**MEMBERS PRESENT:** Eugene Sierakowski      Horace Brown (sitting for T-505)  
Joseph Diminico  
Kevin Dougan  
Andy Kidd  
Eric Prause

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**TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION**

Zoning Map Amendment – Design Overlay Zone (T-505)

**MOTION:** Mr. Diminico moved to approve the zoning map amendment as described in a memorandum from Renata Bertotti dated March 9, 2010. Mr. Kidd seconded the motion. Members Diminico, Kidd, Sierakowski and Brown voted in favor; member Prause voted against. The motion passed 4-1.

**TOWN OF MANCHESTER – 550 Lydall Street**

Inland Wetlands Permit/Determination of Significance (T-509)

**MOTION:** Mr. Diminico 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.

**TOWN OF MANCHESTER – 550 Lydall Street**

Inland Wetlands Permit (T-509)

**MOTION:** Mr. Diminico moved to approve the inland wetlands permit with modifications contained in staff memoranda from Nick Francione to Renata Bertotti, dated March 9, 2010 and Matthew R. Bordeaux to Renata Bertotti dated March 15, 2010 for a five (5) year term and all regulated activity is to be completed within two (2) years from the start of the construction. Mr. Prause seconded the motion and all members voted in favor.

Subdivision (T-510)

**MOTION:** Mr. Kid moved to approve the subdivision plan. Mr. Diminico seconded the motion and all members voted in favor.

Erosion Control Plan (T-512)

**MOTION:** Mr. Kidd moved to approve the erosion control plan with modifications contained in staff memoranda from Nick Francione to Renata Bertotti, dated March 9, 2010 and Matthew R. Bordeaux to Renata Bertotti, dated March 15, 2010. Mr. Diminico seconded the motion and all members voted in favor.

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**EVERGREEN CROSSING, LLC - 325 New State Road**  
**PRD Preliminary Plan of Development Modification (E-46A)**

**MOTION:** Mr. Dougan moved to deny the proposed PRD Preliminary Plan of Development Modification. Mr. Kidd seconded the motion. Members Diminico, Kidd, Sierakowski and Dougan voted in favor; member Prause voted against. The motion passed 4-1.

**MANDATORY REFERRAL**

**Acquisition of 387 Porter Street (MR-1002)**

**MOTION:** Mr. Prause moved to make a favorable recommendation to the Board of Directors for the acquisition of 387 Porter Street because the action meets the criteria of land acquisition policies and guidelines. Mr. Dougan seconded the motion and all members voted in favor.

**APPROVAL OF MINUTES**

**December 16, 2009 – Business Meeting**

**MOTION:** Mr. Prause moved to approve the minutes as submitted. Mr. Brown seconded the motion and members Dougan, Diminico and Sierakowski voted in favor. Mr. Kidd recused himself from voting.

**January 4, 2010 – Business Meeting**

**MOTION:** Mr. Diminico moved to approve the minutes as submitted. Mr. Kidd seconded the motion and members Sierakowski, Prause and Brown voted in favor.

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**RECEIPT OF NEW APPLICATIONS**

1. **EVERGREEN CROSSING, LLC - 325 New State Road – PRD Preliminary Plan of Development Modification (E-46A)** - request to remove condominium project condition from its approval of February 18, 2009 through administrative approval.
2. **MANUEL FERNANDES – 612 Keeney Street - Inland Wetlands Permit (F-156)** – request to clear land and create pond in wetlands area.
3. **WILLIAM HOCH – 964 Middle Turnpike East – Inland Wetlands Permit H-199; Erosion Control Plan H-200** - site plan approval for single family home and associated grading.