

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF AUGUST 9, 2010**

MEMBERS PRESENT: Eugene Sierakowski Horace Brown
Joseph Diminico Susan Shanbaum
Kevin Dougan
Andy Kidd
Eric Prause

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION

Zoning Regulation Amendment: Article II Section 16.13 (l) (T-518)

MOTION: Mr. Diminico moved to approve the zoning regulation amendment to allow studios for audio or video production, recording, editing or related activities as permitted uses in Industrial zone to be effective on September 1, 2010. Mr. Prause seconded the motion and all members voted in favor. The reason for approval was that the proposed uses were compatible and similar to currently permitted uses in the Industrial zone.

HARTFORD DISTRIBUTORS, INC.
131-147 Chapel Road

Inland Wetlands Permit (H -201)

MOTION: Mr. Kidd moved to approve the inland wetland permit to be effective for a five year term with work in wetlands upland review area to be completed within one year from the beginning of construction. Mr. Diminico seconded the motion and all members voted in favor.

Special Exception (H -202)

MOTION: Mr. Kidd moved to approve the special exception with modifications as outlined in staff memoranda from Raymond Myette, Design Engineer, to Renata Bertotti, dated August 3, 2010 and Derrick Gregor, Design Engineer, to Renata Bertotti, dated August 2, 2010. Mr. Diminico seconded the motion and all members voted in favor. The reason for approval was the application met the special exception criteria.

Erosion and Sediment Control Plan (H -203)

MOTION: Mr. Kidd moved to approve with modifications as outlined in a memorandum from Derrick Gregor, Design Engineer, to Renata Bertotti, dated August 2, 2010 the erosion and sediment control plan. Mr. Diminico seconded the motion and all members voted in favor.

Special Exception Modification (H -204)

MOTION: Mr. Kidd moved to approve the special exception modification. Mr. Diminico seconded the motion and all members voted in favor. The reason for approval was the application met the special exception criteria.

525 WEST MIDDLE TURNPIKE ASSOCIATED LIMITED PARTNERSHIP
515 Middle Turnpike West

Inland Wetlands Permit – Determination of Significance (F-157)

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

Inland Wetlands Permit (F-157)

MOTION: Mr. Dougan moved to approve the inland wetland permit to be effective for a five year term with work in the wetlands upland review area to be completed within one year from the beginning of construction. Mr. Prause seconded the motion and all members voted in favor.

Erosion and Sediment Control Plan (F-158)

MOTION: Mr. Dougan moved to approve with modifications as outlined in a memorandum from Nick Francione, Civil Engineer, to Renata Bertotti, dated August 5, 2010 the erosion and sediment control plan. Mr. Prause seconded the motion and all members voted in favor.

Special Exception Modification (F-159)

MOTION: Mr. Dougan moved to approve the special exception modification with the modifications as outlined in staff memoranda from James Mayer, Traffic Engineer, to Renata Bertotti, dated August 5, 2010, and Nick Francione, Civil Engineer, to Renata Bertotti, dated August 5, 2010, and with the condition that the applicant submit revised parking lot landscaping plans to the Planning and Zoning Commission for approval prior to issuance of the building permit. Mr. Diminico seconded the motion and all members voted in favor. The reason for approval was the application met the special exception criteria.

TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT
560 & 570 North Main Street

Inland Wetlands Permit – Determination of Significance (T--516)

MOTION: Mr. Dougan moved to find the application as proposed 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-516)

MOTION: Mr. Dougan moved to approve the inland wetland permit to be effective for a five year term with work in wetlands upland review area to be completed within one year from the beginning of construction with modification as outlined in a memorandum from Nick Francione, Civil Engineer, to Renata Bertotti, dated July 27, 2010. Mr. Kidd seconded the motion and all members voted in favor.

Flood Plain Permit (T-517)

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

APPROVAL OF MINUTES

June 7, 2010 - Business Meeting

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

June 21, 2010 - Business Meeting

MOTION: Mr. Dougan moved to approve the minutes with a correction on page 3 to replace the word "and" with word "by". Mr. Brown seconded the motion and members Siearakowski, Kidd and Shanbaum voted in favor.

July 19, 2010 - 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.