

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
JULY 6, 2011**

MEMBERS PRESENT: Joseph Diminico
Eric Prause
Horace Brown
Anthony Petrone
Susan Shanbaum

**SPEED OF SOUND
90 Buckland Street**

Special Exception Modification (2011-011)

MOTION: Mr. Prause moved to approve the special exception modification. Mr. Petrone seconded the motion and Mr. Brown voted in favor. Mr. Diminico and Ms. Shanbaum voted against the motion. The motion passed three to two. The reason for the approval was the modification meets special exception criteria.

**GERBER CONSTRUCTION
40 Collingridge Drive**

Special Exception (G-158)

MOTION: Mr. Prause moved to approve the special exception modification with the conditions that the hours of the crushing operation are 8:00 a.m. to 5:00 p.m., the operation be completed 10 business days after the start of crushing, and no work shall be conducted on Sundays. Mr. Petrone seconded the motion and all members voted in favor. The reason for the approval was the proposed location and operation meet regulation requirements.

**TOWN OF MANCHESTER
340 Broad Street**

Inland Wetlands Permit – Determination of Significance (T-540)

MOTION: Ms. Shanbaum moved to find the proposed activity would not cause a significant impact to the wetlands and will not require a public hearing. Mr. Brown seconded the motion and all members voted in favor.

Inland Wetlands Permit – (T-540)

MOTION: Mr. Prause moved to approve the inland wetlands permit for five years with work within the wetlands and wetlands upland review area to be completed one year

from the beginning of construction. Ms. Shanbaum seconded the motion and all members voted in favor.

Erosion and Sedimentation Control Plan (T-541)

MOTION: Mr. Brown moved to approve the erosion and sedimentation control plan. Mr. Petrone seconded and all members voted in favor.

TOWN OF MANCHESTER
501 North Main Street

Inland Wetlands Permit – Determination of Significance (2011-004)

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

Inland Wetlands Permit – (2011-004)

MOTION: Mr. Brown moved to approve the inland wetlands permit for five years with work within the wetlands and wetlands upland review area to be completed one year from the beginning of construction. Mr. Petrone seconded the motion and all members voted in favor.

Erosion and Sedimentation Control Plan (2011-005)

MOTION: Ms. Shanbaum moved to approve the erosion and sedimentation control plan. Mr. Prause seconded and all members voted in favor.

Flood Plain Permit (2011-006)

MOTION: Mr. Petrone moved to approve the flood plain permit. Ms. Shanbaum seconded and all members voted in favor.

MCKEE BROTHERS, LLC
435 West Center Street

Special Exception (M-395) -- Request for Extension

MOTION: Mr. Brown moved to grant a 60-day extension for this application. Ms. Shanbaum seconded the motion and all members voted in favor.

131 PARK STREET, LLC
131 Park Street

Special Exception (O-53) -- Request for Extension

MOTION: Ms. Shanbaum moved to grant a 65-day extension for this application. Mr. Prause seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

April 4, 2011 Business Meeting

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

May 16, 2011 Public Hearing/Business Meeting

MOTION: Mr. Brown moved to approve the minutes as written. Ms. Shanbaum seconded the motion and all members voted in favor.

June 6, 2011 Public Hearing/Business Meeting

MOTION: Mr. Brown moved to approve the minutes as written. Ms. Shanbaum seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. **TOWN OF MANCHESTER PUBLIC WORKS DEPT. – 99 Edgerton St. & 39 Lodge Dr. – Inland Wetlands Permit – Determination of Significance (2011-009); Inland Wetlands Permit (2011-009); Flood Plain Permit (2011-010)** – for stream channel enhancements at Bigelow Brook.
2. **SPEED OF SOUND – 90 Buckland Street – Special Exception Modification (2011-011)** - for changes to original landscape plan.
3. **PETER GRADY – 620 Middle Turnpike East – Site Plan (2011-013)** – for outdoor restaurant seating in a Special Design Commercial zone.
4. **WAL-MART REAL ESTATE BUSINESS TRUST – 420 Buckland Hills Road – Inland Wetlands Permit (2011-016), Erosion Control (2011-017), CUD Detailed Plan Modification (2011-018)** – proposed expansion of existing store from 121,565 sq. ft. to 148,578 sq. ft.