

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

**MEMBERS PRESENT:** Joseph Diminico  
Kevin Dougan  
Andy Kidd  
Eric Prause  
Horace Brown

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**STEPHEN H. WEBBER**  
122C Hilliard Street

Certificate of Location Approval (W-142)

**MOTION:** Mr. Prause moved to approve the certificate of location approval for a General Repairer's license for an auto detailing business under Connecticut General Statutes 14-54. Mr. Dougan seconded the motion and all members voted in favor. The reason for the approval was there would be no impact to the neighborhood and the proposed operation is a natural fit for the existing business on site.

**CHENEY HALL FOUNDATION, INC.**  
177 Hartford Road

Historic Zone Site Plan (C-232)

**MOTION:** Mr. Kidd recused himself. Mr. Dougan moved to approve the site plan for a free-standing identification sign. Mr. Brown seconded the motion and members Diminico and Prause voted in favor. The motion passed four to zero. The reason for the approval was the proposed sign will complement the existing building and help bring in business.

**TOWN OF MANCHESTER**  
864 Middle Turnpike West

Inland Wetlands Permit (T-527)

**MOTION:** Mr. Dougan moved to approve the inland wetlands permit for five years with modifications as outlined in a memorandum from Jeff LaMalva, Assistant Town Engineer, dated May 25, 2011, to Renata Bertotti, Senior Planner. Mr. Prause seconded the motion and all members voted in favor.

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Erosion and Sedimentation Control Plan (T-528)

MOTION: Mr. Brown moved to approve the erosion and sedimentation control plan with modifications as outlined in a memorandum from Jeff LaMalva, Assistant Town Engineer, dated May 25, 2011, to Renata Bertotti, Senior Planner. Mr. Dougan seconded the motion and all members voted in favor.

Special Exception Modification (T-529)

MOTION: Mr. Dougan moved to approve the special exception modification with modifications as outlined in a memorandum from Jeff LaMalva, Assistant Town Engineer, dated May 25, 2011, to Renata Bertotti, Senior Planner. Mr. Kidd seconded the motion and all members voted in favor. The reason for the approval was the proposal meets the special exception criteria and existing use.

Flood Plain Permit (T-530)

MOTION: Mr. Kidd moved to approve the flood plain permit. Mr. Dougan seconded the motion and all members voted in favor. The reason for the approval was the application is required to provide compensatory storage for loss of the flood plain.

**TOWN OF MANCHESTER**  
340 Broad Street

Inland Wetlands Permit – Determination of Significance (T-537)

MOTION: Mr. Dougan moved to find the proposed activity 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 (T-537)

MOTION: Mr. Dougan moved to approve the inland wetlands permit for five years with work within the wetlands and wetlands upland review area to be completed two years from the beginning of construction with modifications as outlined in a memorandum from James Davis, Zoning Enforcement Officer, dated May 26, 2011, to Renata Bertotti, Senior Planner. Mr. Brown seconded the motion and all members voted in favor.

Erosion and Sedimentation Control Plan (T-538)

MOTION: Mr. Kidd moved to approve the erosion and sedimentation control plan with modifications as outlined in a memorandum from James Davis, Zoning Enforcement Officer, dated May 26, 2011, to Renata Bertotti, Senior Planner. Mr. Prause seconded the motion and all members voted in favor.

Flood Plain Permit (T-539)

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

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**RECEIPT OF NEW APPLICATIONS**

1. **TOWN OF MANCHESTER – Inland Wetlands Permit – Determination of Significance (T-540); Inland Wetlands Permit (T-540); Erosion and Sedimentation Control Plan (T-541)** – for demolition of two existing buildings, removal of existing parking lot and restore area with grass.
2. **GERBER CONSTRUCTION – Special Exception (G-158)** – to crush rock on lots 38, 39, and 40 Collingridge.
3. **ODYSSEY COMMUNITY SCHOOL – Inland Wetlands Permit – Determination of Significance (2011-001); Inland Wetlands Permit (2011-001); Special Exception Modification (2011-002)** – to change the driveway at the south side of building, convert 8,450 sq. ft. of parking to play area and extend the sidewalk on the west side of building.