

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
FEBRUARY 7, 2011**

MEMBERS PRESENT: Joseph Diminico Anthony Petrone (sitting: C-229)
Kevin Dougan Susan Shanbaum (sitting)
Eric Prause
Horace Brown

MICHAL KUCZYNSKI
1445 Tolland Turnpike

Certificate of Location Approval (K-69)

MOTION: Mr. Prause moved to approve the certificate of location approval for a general repair and used car dealer under Connecticut General Statutes 14-54. Ms. Shanbaum seconded the motion and all members voted in favor. The reasons for the approval were the business is in the vicinity of other car dealerships, it is suitable for the area and is not expected to have a negative impact to surrounding neighborhoods and uses.

CASTANHO & CLOUTIER DEVELOPMENT, LLC
698 North Main Street

PRD Zone Change and Preliminary Plan of Development (C-229)

MOTION: Mr. Brown moved to approve the PRD zone change and preliminary plan of development with modifications as outlined in staff memoranda from James Davis, Zoning Enforcement Officer, to Renata Bertotti, Senior Planner, dated January 31, 2011; from Raymond Myette, Design Engineer, to Renata Bertotti, dated January 31, 2011; and from Nick Francione, Civil Engineer, to Renata Bertotti, dated January 28, 2011, and with conditions that the erosion conditions at the stormwater drainage outlet located at 10 Kathleen Way will be assessed and mitigation measures designed as part of the Final Plan of Development and installed by the developer of the approved Final Plan, and that the developer retains a landscape architect to design a landscape buffer along the west side of the property containing a variety of evergreen species specifically intended to buffer, to the fullest extent, the abutting Industrial zone and submit that design to the Planning and Zoning Commission with the Final Plan application. Mr. Petrone seconded the motion and members Dougan, Brown, Petrone, and Shanbaum voted in favor, member Prause voted against. The motion passed 4 to 1. Mr. Petrone sat in place of Mr. Diminico. The reason for the approval was the

zone change is consistent with Manchester's Plan of Conservation and Development and the existing zoning and the zone change is to be effective at the end of the appeal period, February 24, 2011.

MANCHESTER DOG OWNERS GROUP
125 & 155 Spring Street

Mandatory Referral (MR-1102)

MOTION: Mr. Prause moved to make a favorable recommendation to the Board of Directors to develop and construct a dog park at Mt. Nebo Park. Mr. Brown seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. **MANCHESTER R.O.C.S. – 52 Main Street – Special Exception (M-391)** – for a health and recreation club in an Industrial zone.
2. **TOWN OF MANCHESTER – 140 Dartmouth Road – Special Exception (T-526)** – 3000 sq. ft. addition to the existing Martin Elementary School in a Rural Residence zone.
3. **TOWN OF MANCHESTER – 864 Middle Turnpike West – Inland Wetlands Permit – Determination of Significance (T-527), Inland Wetlands Permit (T-527), Erosion and Sedimentation Control Plan (T-528), Special Exception Modification (T-529), Flood Plain Permit (T-530)** – improvements and site work to the Hockanum River Water Pollution Control Facility in an Industrial zone.
4. **ASSOCIATION OF MUSLIM COMMUNITY – 46 Cottage Street – Special Exception (A-150)** – for a place of worship in a Residence B zone.
5. **MANCHESTER DOG OWNERS GROUP – 125 & 155 Spring Street – Mandatory Referral (MR-1102)** - a dog park