

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

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

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**PETER GRADY**  
620 Middle Turnpike East

Site Plan (2011-013)

**MOTION:** Mr. Kidd moved to approve the SDC site plan with the following modifications: (1) remove parking spaces 8-12 from the plan; (2) relocate parking space 5 to between parking spaces 6 and 7; (3) demarcate (i.e. stripe) all parking spaces; (4) add concrete wheel stops between parking spaces 2, 3, and 4 and the outdoor seating area; and (5) install bollards at the northwest corner of the property to allow wheelchair access over the handicap ramp but prevent vehicular access at this location. Mr. Prause seconded the motion and all members voted in favor.

**SHARON A. MILLER REVOCABLE TRUST**  
184 & 188 Spencer Street

Zoning Map Amendment (2011-041)

**MOTION:** Mr. Chaput sat in place of Mr. Dougan on this item. Mr. Prause moved to approve the zoning map amendment. Mr. Chaput seconded the motion. Mr. Diminico, Mr. Prause and Mr. Chaput voted in favor of the motion. Mr. Brown and Mr. Kidd voted against the motion. The motion passed 3 to 2. The reason for the approval was the Plan of Conservation and Development calls for making the area more viable for occupancy and therefore, a General Business zone is more appropriate than a Rural Residence zone. The zoning map amendment will be effective November 16, 2011.

**DECORMIER MOTOR SALES, INC.**  
80 Tolland Turnpike

Certificate of Location Approval (2011-124)

**MOTION:** Mr. Brown moved to approve the certificate of location approval. Mr. Dougan seconded the motion and all members voted in favor.

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**CHURCH OF PENTECOST, INC.**  
748 Tolland Turnpike

Special Exception Modification (2011-130)

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

**TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION**

Zoning Regulation Amendment (2011-123)

MOTION: Mr. Kidd moved to approve all of the proposed zoning regulation amendments for height with the modification that building height be limited to 35 feet. Mr. Brown seconded the motion and all members voted in favor. The reason for the approval was the regulation amendment is appropriate and the building height will be regulated by zoning and building habitation by building code. The zoning regulation amendment will be effective November 22, 2011.

**ADOPTION OF 2012 MEETING SCHEDULE**

MOTION: Mr. Dougan moved to adopt the 2012 Planning and Zoning Commission meeting schedule as submitted. Mr. Kidd seconded the motion and all members voted in favor.

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**RECEIPT OF NEW APPLICATIONS**

1. **EVERGREEN CROSSING, LLC – 325 New State Road – PRD Zone Preliminary Plan of Development (2011-132)** – for a 224 unit multi-family residential community in a PRD zone.
2. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendment (2011-119)** - revisions to Manchester’s zoning regulations at Article II Section 14.01.07, Article II Section 18.02.15, Article II Section 18, Table 1, and Article IV Section 8.01.01(a) to allow alcoholic liquor sales in Business V and Historic zones as a permitted use.
3. **THE SHOPPES AT BUCKLAND HILLS – 194 Buckland Hills Drive – CUD Detailed Plan Modification (2011-131)** – for relocation of existing bus stop, construction of raised paved island, drainage system, two bus shelters, pedestrian walkway, pavement reconstruction, plantings & pavement re- striping in a CUD zone.
4. **TOWN OF MANCHESTER WATER AND SEWER DEPARTMENT – 864 Middle Turnpike West – Inland Wetlands Permit (2011-134); Special Exception Modification (2011-135); Flood Plain Permit (2011-136)** – for installation of approximately 2,000 linear feet of 8” water main in Thrall Road in Industrial and Rural Residence zones.