

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

**MEMBERS PRESENT:** Joseph Diminico Susan Shanbaum (sitting)  
Andy Kidd John Chaput (sitting)  
Horace Brown  
Eric Prause (late – did not sit)

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**TOWN OF MANCHESTER WATER & SEWER  
Village Street neighborhood**

Inland Wetlands Permit – Determination of Significance (2011-028)

**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 because the affected area is small, the proposed activity will occur during low flow periods and erosion controls will be implemented. Mr. Brown seconded the motion and all members voted in favor.

Inland Wetlands Permit (2011-028)

**MOTION:** Ms. Shanbaum moved to approve the inland wetlands permit with modifications as outlined in a staff memorandum from James Davis, Zoning Enforcement Officer, dated September 6, 2011, to Renata Bertotti, Senior Planner. Work within the wetlands upland review area is to be completed one year from the beginning of construction. Mr. Brown seconded the motion and all members voted in favor.

Erosion and Sedimentation Control Plan (2011-029)

**MOTION:** Mr. Brown moved to approve the erosion and sedimentation control plan with modifications as outlined in a staff memorandum from James Davis, Zoning Enforcement Officer, dated September 6, 2011, to Renata Bertotti, Senior Planner. Ms. Shanbaum seconded the motion and all members voted in favor.

**PETER GRADY  
620 Middle Turnpike East**

Site Plan (2011-013)

**MOTION:** Mr. Chaput moved to table this application and grant a 65 day extension. Mr. Kidd seconded the motion and all members voted in favor.

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**WAL-MART REAL ESTATE BUSINESS TRUST**  
420 Buckland Hills Drive

Inland Wetlands Permit (2011-016) – Request for extension

MOTION: Mr. Kidd moved to approve the request for an extension for the inland wetlands permit until October 3, 2011. Mr. Brown seconded the motion and all members voted in favor.

Erosion and Sedimentation Control Plan (2011-017) – Request for extension

MOTION: Mr. Kidd moved to approve the request for an extension for the erosion and sedimentation control plan until October 3, 2011. Mr. Brown seconded the motion and all members voted in favor.

CUD Detailed Plan Modification (2011-018) – Request for extension

MOTION: Mr. Kidd moved to approve an extension of time to open the public hearing for the CUD Detailed Plan Modification until September 19, 2011. Mr. Brown seconded the motion and all members voted in favor.

**APPROVAL OF MINUTES**

August 3, 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.

August 15, 2011 – Public Hearing/Business Meeting

MOTION: Mr. Brown moved to approve the minutes with corrections on pages 2 and 3 of the business meeting minutes. Ms. Shanbaum seconded the motion and all members voted in favor.

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**RECEIPT OF NEW APPLICATIONS**

1. **ORFORD VILLAGE HOUSING DEVELOPMENT CORPORATION** – 619 Hartford Road – Erosion and Sedimentation Control Plan (2011-112); EHD Final Plan (2011-113) – for development of 44 unit senior housing in an EHD zone.
2. **MCDONALDS CORPORATION** – 144 Deming Street – Site Plan (2011-111); Special Exception (2011-118) – for addition to existing building, modifications and addition to parking spaces, construction of new trash enclosure and related site improvements in an SDC zone.
3. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** – (2011-119) revision to Manchester’s zoning regulations to allow alcoholic liquor sales in Business V and Historic zones as a permitted use.