

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION  
FOR THE MEETING OF  
AUGUST 15, 2011**

**MEMBERS PRESENT:** Joseph Diminico Susan Shanbaum (sitting)  
Kevin Dougan John Chaput (sitting: 2011-025, 026)  
Andy Kidd  
Horace Brown

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**SIEMANS DEMAG DELAVAL TURBOMACHINERY INC.**  
80 Sheldon Road

Special Exception (2011-025)

**MOTION:** Ms. Shanbaum moved to approve the special exception. Mr. Chaput seconded the motion and members Diminico, Dougan and Brown voted in favor. Mr. Kidd recused himself and Mr. Chaput sat in his place. The motion passed 5 to 0. The reason for the approval was the proposal meets the special exception requirement.

Special Exception Modification (2011-026)

**MOTION:** Ms. Shanbaum moved to approve the special exception modification with the modification that a landscaping buffer is installed as shown on the revised plans and on both sides of the fence at the southwest corner of the property. Mr. Brown seconded the motion and members Diminico, Dougan and Brown voted in favor. Mr. Kidd recused himself and Mr. Chaput sat in his place. The motion passed 5 to 0. The reason for the approval was the proposal meets the special exception requirement.

**CHENEY OFFICE BUILDING ASSOC.**  
146 Hartford Road

Site Plan (2011-027)

**MOTION:** Mr. Dougan moved to approve the site plan for a free standing identification sign. Mr. Kidd seconded the motion and all members voted in favor.

**JIM BOURKE**  
34 Botticello Drive

Inland Wetlands Permit – Determination of Significance (2011-023)

**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. Brown seconded the motion and all members voted in favor.

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Inland Wetlands Permit (2011-023)

MOTION: Mr. Dougan moved to approve the inland wetlands permit for one.  
Ms. Shanbaum seconded the motion and all members voted in favor.

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

Inland Wetlands Permit – Determination of Significance (2011-016)

MOTION: Mr. Kidd 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.

**APPROVAL OF MINUTES**

July 6, 2011 – Public Hearing/Business Meeting

MOTION: Mr. Brown moved to approve the minutes as written. Ms. Shanbaum seconded the motion and members Diminico and Chaput voted in favor. Members Kidd and Dougan abstained. The motion passed 4 to 0.

July 18, 2011 – Public Hearing/Business Meeting

MOTION: Mr. Brown moved to approve the minutes with a correction on page 5 of the business meeting to add the sentence, “The Town will acquire an easement for access to Center Street” under the mandatory referral report paragraph. Mr. Kidd seconded the motion and members Diminico, Dougan and Chaput voted in favor. Ms. Shanbaum abstained. The motion passed 5 to 0.

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**RECEIPT OF NEW APPLICATIONS**

1. **TOWN OF MANCHESTER WATER & SEWER – Inland Wetlands Permit – Determination of Significance (2011-028); Inland Wetlands Permit (2011-028); Erosion and Sedimentation Control Plan (2011-029); Mandatory Referral (2011-030) – for sanitary sewer replacements in the Village Street neighborhood.**
2. **MANCHESTER HALE ROAD, LLC – 50 Hale Road – Special Exception (2011-039); Erosion and Sedimentation Control Plan (2011-040) – for construction of a restaurant in the existing Raymour and Flanigan parking lot and related site improvements in a Business V, Design Overlay zone.**
3. **SHARON A. MILLER REVOCABLE TRUST – 184 & 188 Spencer Street – Zoning Map Amendment (2011-041) – to change parcels from Rural Residence zones to General Business zones.**