

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION  
FOR THE MEETING OF  
MAY 16, 2011**

**MEMBERS PRESENT:** Joseph Diminico                      Anthony Petrone  
   Kevin Dougan                      John Chaput (sitting for C-231)  
   Andy Kidd  
   Eric Prause  
   Horace Brown

---

**CASTANHO & CLOUTIER DEVELOPMENT, LLC**  
698 North Main Street

Special Exception (C-231)

**MOTION:** Mr. Kidd moved to approve the special exception for a rear lot with the condition that the house be a cape-style house. Mr. Brown seconded the motion and all members voted in favor. The reasons for the approval were the proposal meets the special exception criteria for a rear lot and is consistent with the Town's Plan of Conservation and Development, and the cape-style house conforms to the character of the neighborhood.

**HOCKANUM FLATS, LLC**  
171 Tolland Turnpike

Certificate of Location Approval (H-208)

**MOTION:** Mr. Dougan moved to approve the certificate of location approval for an auto body repair facility under Connecticut General Statutes 14-54. Mr. Brown seconded the motion and all members voted in favor.

Inland Wetlands Permit – Determination of Significance (H-207)

**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 (H-207)

**MOTION:** Mr. Brown moved to approve the inland wetlands permit for five years with work within the wetlands upland review area to be completed one year from the beginning of construction. Mr. Dougan seconded the motion and all members voted in favor.

---

**TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION**

Zoning Regulation Amendment (T-531)

MOTION: Mr. Prause moved to approve the zoning regulation amendment regarding application requirements and procedures to be effective at the end of the appeal period on June 13, 2011. Mr. Kidd seconded the motion and all members voted in favor.

**APPROVAL OF MINUTES**

February 7, 2011 – Public Hearing/Business Meeting

MOTION: Mr. Brown moved to approve the minutes with corrections to notate Mr. Chaput as absent and on page 2 of the business minutes, to replace the phrase “Manchester Water Company” with “Town of Manchester Water Department”. Mr. Dougan seconded the motion and members Diminico, Prause and Petrone voted in favor.

February 23, 2011 - Public Hearing/Business Meeting

MOTION: Mr. Kidd moved to approve the minutes as written. Mr. Prause seconded the motion and members Diminico, Brown and Chaput voted in favor.

March 7, 2011 - Public Hearing/Business Meeting

MOTION: Mr. Petrone moved to approve the minutes as written. Mr. Brown seconded the motion and members Diminico, Dougan and Kidd voted in favor. Mr. Prause abstained.

---

**RECEIPT OF NEW APPLICATIONS**

1. INSITE REAL ESTATE INVESTMENTS, LLC – Inland Wetlands Permit – Determination of Significance (I-16); Inland Wetlands Permit (I-16); Special Exception (I-17); Erosion and Sedimentation Control Plan (I-18) – to demolish existing Mobile gas station and construct a 6,000 sq. ft. Buffalo Wild Wings restaurant.