

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION  
FOR THE MEETING OF  
NOVEMBER 21, 2011**

**MEMBERS PRESENT:** Joseph Diminico                      Anthony Petrone (sitting)  
Eric Prause    Susan Shanbaum (sitting)  
Horace Brown

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**EVERGREEN CROSSING, LLC**  
325 New State Road

PRD Zone Preliminary Plan of Development (2011-132)

**MOTION:** Mr. Brown moved to approve the PRD zone preliminary plan of development with modifications to correct the unit tabulation table on sheet A-201 of the submitted plans. Mr. Prause seconded the motion and all members voted in favor. The reasons for the approval were the proposal meets the growth principles of the Plan of Conservation and Development, provides protection of environmental assets, and meets the criteria for safety and neighborhood compatibility in relation to similar PRDs in the area.

**THE SHOPPES AT BUCKLAND HILLS**  
194 Buckland Hills Drive

CUD Detailed Plan Modification (2011-131)

**MOTION:** Mr. Brown moved to approve the CUD detailed plan modification with the modification that a call button be installed in the bus shelters. Ms. Shanbaum seconded the motion and all members voted in favor.

**TOWN OF MANCHESTER  
WATER AND SEWER DEPARTMENT**  
864 Middle Turnpike West

Inland Wetlands Permit – Determination of Significance (2011-134)

**MOTION:** Mr. Brown moved to find the proposed activity would not cause a significant impact to the wetlands and will not require a public hearing because the construction activities will occur predominantly in the paved area of Thrall Road. Ms. Shanbaum seconded the motion and all members voted in favor.

Inland Wetlands Permit (2011-134)

MOTION: Mr. Brown moved to approve the inland wetlands permit with modifications as outlined in a staff memorandum from Matthew R. Bordeaux, Environmental Planner/Inland Wetlands Agent, dated November 14, 2011, to Renata Bertotti, Senior Planner. The permit is valid for five years with work within the wetlands upland review area to be completed one year from the beginning of construction. Mr. Petrone seconded the motion and all members voted in favor.

Special Exception Modification (2011-135)

MOTION: Mr. Brown 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 water pollution control facility and landfill truck scale projects were recently approved with consideration of special exception criteria. The proposed water main installation will not change those conditions.

Flood Plain Permit (2011-136)

MOTION: Mr. Brown moved to approve the flood plain permit because the proposed installation will not result in a net loss of flood capacity. Ms. Shanbaum seconded the motion and all members voted in favor.

**TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION**

Zoning Regulation Amendment (2011-119)

MOTION: Ms. Shanbaum moved to approve the proposed zoning regulation amendment to allow alcoholic liquor sales as a permitted use in Business V and Historic zones and to increase the types of establishments that could sell alcohol regardless of separation distances. Mr. Prause seconded the motion and all members voted in favor. The zoning regulation amendment will be effective on December 7, 2011.

**901 MAIN STREET**

Mandatory Referral (2011-138)

MOTION: Mr. Prause moved to make a favorable recommendation to the Board of Directors for acceptance of 901 Main Street from First Niagara Bank because the project and acquisition is consistent with the Town's Plan of Conservation and Development, the members recognized the importance of developing the downtown, and the acquisition is supportive of the Downtown Special Services District's strategic plan. Ms. Shanbaum seconded the motion and all members voted in favor.

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**APPROVAL OF MINUTES**

October 17, 2011 – Public Hearing/Business Meeting

**MOTION:** Mr. Brown moved to approve the minutes as written. Mr. Prause seconded the motion and all members voted in favor.

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**RECEIPT OF NEW APPLICATIONS**

1. **53-71 SPENCER LLC** – 53-71 Spencer Street – Special Exception (2011-139) – request a special exception under Article II Section 24.02.01(a) to allow the storage of ice cream vendor trucks at an existing Storage America facility in a General Business zone.