

**MINUTES OF BUSINESS MEETING  
HELD BY THE PLANNING AND ZONING COMMISSION  
AUGUST 3, 2011**

**ROLL CALL:**

Members Present: Joseph Diminico, Chairman  
Andy Kidd, Secretary  
Horace Brown

Alternates: Anthony Petrone (sitting)  
John Chaput (sitting)

Absent: Kevin Dougan, Vice Chairman  
Eric Prause  
Susan Shanbaum

Also Present: Mark Pellegrini, Director of Planning  
Renata Bertotti, Senior Planner  
Ginger MacHattie, Recording Secretary

Time Convened: 8:36 P.M.

**OLD BUSINESS:**

INSITE REAL ESTATE INVESTMENTS – 112 Buckland Street – for construction of a restaurant which requires more than 60 parking spaces in a Business V, Design Overlay zone – Special Exception (I-17)

Special Exception (I-17)

**MOTION:** Mr. Kidd moved to approve the special exception with modifications as outlined in staff memoranda from Raymond Myette, Jr., Design Engineer, dated July 15, 2011, to Renata Bertotti, Senior Planner and from Derrick Gregor, Design Engineer, dated July 14, 2011, to Renata Bertotti, Senior Planner; and with the condition that in the event that accident data reveals that traffic originating from the site and attempting to get into the left turn lane of Buckland Street at Red Stone Road has created an unreasonably dangerous condition in the opinion of the Town Traffic Engineer, then the applicant and the Town Traffic Engineer shall work cooperatively to develop a prudent remedy, including design or operational changes, to be presented to and approved by the Manchester Planning and Zoning Commission. This condition shall expire on that date fourteen (14) months after the opening of the proposed restaurant unless the Town Traffic Engineer has provided notice of such dangerous conditions to the Planning and Zoning Commission. Mr. Brown seconded the motion and all members voted in favor.

The reason for the approval was the proposal meets the special exception criteria.

The chairman closed the business meeting at 8:52 p.m.

I certify these minutes were adopted on the following date:

September 7, 2011  
Date

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Joseph Diminico, Chairman

NOTICE: THE CASSETTE TAPE RECORDING OF THE BUSINESS MEETING CAN  
BE HEARD IN THE PLANNING DEPARTMENT.

OFFICIAL TAPE NO. 1122 & 1123