



---

Flood Plain Permit (2012-013)

**MOTION:** Mr. Dougan moved to approve the flood plain permit. Mr. Prause seconded the motion and all members voted in favor.

**WESLEY VANCOUR**  
95 Avery Street

SDC Site Plan (2012-016)

**MOTION:** Mr. Kidd moved to approve the SDC site plan with the condition that the handicap ramp shown on the plan does not have to be constructed in order to obtain a Certificate of Occupancy if a handicap accessible alternative has been approved by the Building Department, and with modifications as outlined in staff memoranda from James Mayer, Town Traffic Engineer, dated March 28, 2012, to Renata Bertotti, Senior Planner; Nick Francione, Civil Engineer, dated March 28, 2012; and Matthew Bordeaux, Environmental Planner/Inland Wetlands Agent, dated March 19, 2012. Mr. Prause seconded the motion and all members voted in favor.

**SAM'S REAL ESTATE BUSINESS TRUST**  
69 Pavilions Drive

Inland Wetlands Permit – Determination of Significance (2012-020)

**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 there will be limited disturbance to the upland review area and the proposed activity will have no direct impact to the wetlands. Mr. Prause seconded the motion and all members voted in favor.

---

---

**RECEIPT OF NEW APPLICATIONS**

1. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Map Amendment (2012-026)** – for a zone change from GB to FBZ in the Broad Street redevelopment area.
2. **NORTHLAND PAVILIONS, LLC – CUD Detailed Plan Modification (2012-028)** – to add three windows to two sides of the existing recreation building at 345 Buckland Hills Drive.
3. **SHELTER FOR WOMEN – Site Plan (2012-029)** – for the installation of a 4-unit HVAC system in a Historic zone at 151 Hartford Road.
4. **AMERICAN GROUP, LLC – Certificate of Location Approval (2012-031)** – for the sale of four used automobiles at 266 Middle Turnpike West.