

**ACTIONS**  
**OF THE TOWN OF MANCHESTER**  
**PLANNING AND ZONING COMMISSION**  
**FOR THE MEETING OF**  
**DECEMBER 3, 2012**

**MEMBERS PRESENT:** Joseph Diminico          Susan Shanbaum  
Mike Stebe  
Andy Kidd  
Eric Prause  
Horace Brown

---

**SUSPEND THE RULES OF PROCEDURE**

Order of Business

**MOTION:** Mr. Kidd moved to suspend the rules of procedure and to amend the order of the business to move Old Business item, BRUCE R. & ROSEMARIE T. CHIRICO, Zoning Map Amendment, to be the first item on the agenda, and the Business item, THE HOME DEPOT, CUD Detailed Plan Modification, to be the second item on the agenda. Mr. Brown seconded the motion and all members voted in favor.

**BRUCE R. & ROSEMARIE T. CHIRICO**

571 Porter Street and the westerly portion of 599 Porter Street

---

Zoning Map Amendment (2012-099)

**MOTION:** Mr. Prause moved to deny the zoning map amendment. Mr. Kidd seconded the motion and all members voted in favor of denial. The reasons for the denial were the location is not appropriate for agricultural uses and the intensification of the agricultural use in this location is not compatible with the existing surrounding residential uses and with the current Plan of Conservation and Development which designates this area as low density residential.

**THE HOME DEPOT**

80 Buckland Hills Road

CUD Detailed Plan Modification (2012-115)

**MOTION:** Mr. Prause moved to table this item. Mr. Kidd seconded the motion and all members voted in favor.

**WAL-MART REAL ESTATE BUSINESS TRUST**

205 Spencer Street

Inland Wetlands Permit (2012-081)

**MOTION:** Mr. Kidd moved to approve the inland wetlands permit with modifications as outlined in a staff memorandum from Nick Francione, Civil Engineer dated November 30, 2012 to Renata Bertotti, Senior Planner. The permit is valid for five years, with work to be completed one year from the start of the construction. Mr. Brown seconded the motion and all members voted in favor.

Erosion and Sedimentation Control Plan (2012-083)

---

**MOTION:** Mr. Kidd moved to approve the erosion and sedimentation control plan with modifications as outlined in a staff memorandum from Nick Francione, Civil Engineer dated November 30, 2012 to Renata Bertotti, Senior Planner. Mr. Brown seconded the motion and all members voted in favor.

**SUSPEND THE RULES OF PROCEDURE**

Continue Meeting After 11 P.M.

**MOTION:** Mr. Kidd moved to suspend the rules of procedure to continue meeting after 11P.M. Mr. Brown seconded the motion and all members voted in favor.

**WAL-MART REAL ESTATE BUSINESS TRUST**

205 Spencer Street

Special Exception (2012-082)

**MOTION:** Mr. Prause moved to table this item. Mr. Brown seconded the motion and all members voted in favor.

**APPROVAL OF MINUTES**

September 5, 2012 – Business Meeting

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

---

---

**RECEIPT OF NEW APPLICATIONS**

1. **EVERGREEN CROSSING, LLC – Inland Wetlands Permit (2012-120), PRD Detailed Plan (2012-121), Erosion and Sedimentation Control Plan (2012-122)**: 224-unit multi-family residential community with parking, carports, clubhouse/office at 325 New State Road, PRD zone.

R:\Planning\PZC\2012\12 - DECEMBER 3\ACTIONS-.doc

***NOTE: SAVE TO PDF FOR WEB PAGE***