

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

MEMBERS PRESENT: Joseph Diminico Horace Brown
 Andy Kidd Susan Shanbaum (sitting)
 Eric Prause

WAL-MART REAL ESTATE BUSINESS TRUST
420 Buckland Hills Drive

CUD Detailed Plan Modification (2012-080)

MOTION: Mr. Brown moved to approve the CUD detailed plan modification with modifications as outlined in staff memoranda from Renata Bertotti, Senior Planner, dated September 27, 2012 to John W. Knuff, Esq.; from Nick Francione, Civil Engineer, dated September 25, 2012 to Renata Bertotti; from Jim Mayer, Traffic Engineer, dated September 25, 2012 to Renata Bertotti; and from Bernard Kalansuriya, Design Engineer, dated September 19, 2012 to Renata Bertotti. Mr. Prause seconded the motion and Mr. Diminico, Mr. Prause and Mr. Brown voted in favor. Mr. Kidd and Ms. Shanbaum abstained. The motion passes 3 to 0.

WAL-MART REAL ESTATE BUSINESS TRUST
205 Spencer Street

Inland Wetlands Permit – Determination of Significance (2012-081)

MOTION: Mr. Kidd 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. As testified no work will occur in the watercourse or wetlands area.

JREC, INC.
244R Broad Street

Special Exception Modification (2012-077)

MOTION: Mr. Kidd moved to approve the special exception modification. Ms. Shanbaum seconded the motion and all members voted in favor. The reason for the approval was the proposal meets the special exception criteria.

JOHN MALAPETSAS
53 Slater Street, Unit 63-2

Certificate of Location Approval (2012-100)

MOTION: Mr. Prause moved to approve the certificate of location approval. Ms. Shanbaum seconded the motion and all members voted in favor.

Special Exception (2012-095)

MOTION: Mr. Kidd moved to approve the special exception with the following conditions: (1) the work to be conducted includes custom performance and styling car work, including Ecu tuning, custom fabrication and emission compliant exhaust systems, full suspension installation, and clutch brake and wheel installation; (2) the hours of operation are Monday through Friday from 9:00 a.m. to 6:00 p.m.; and (3) Dynamometer engine testing is to be done inside the bay or at the north side of the building. Mr. Prause seconded the motion and all members voted in favor. The reason for the approval was the proposal meets the special exception criteria.

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

Zoning Regulation Amendment (2012-096)

MOTION: Ms. Shanbaum moved to approve the zoning regulation amendment to Article II Sections 7, 8, 18, 20 and Article IV Section 20 to expand the types of minor changes permitted to be administratively approved. Mr. Prause seconded the motion and all members voted in favor. The zoning regulation amendment will be effective on October 19, 2012. The reason for the approval was the proposed amendment will result in a less bureaucratic process and will save time and money to applicants and the Planning and Zoning Commission.

RIPLEY HILL DEVELOPMENT, LLC
717, 727, 743 Tolland Turnpike

PRD Zone Change and Preliminary Plan of Development (2012-076) – Request for Extension

MOTION: Ms. Shanbaum moved to approve the request for extension for 65 days, until December 14, 2012. Mr. Brown seconded the motion and all members voted in favor.

WAL-MART REAL ESTATE BUSINESS TRUST
205 Spencer Street

MOTION: Mr. Kidd moved to revise the meeting agenda to add item #5, Wal-Mart Real Estate Business Trust – Inland Wetlands Permit (2012-081); Special Exception (2012-082); Erosion and Sedimentation Control Plan (2012-083) – Request for Extension. Mr. Brown seconded the motion and all members voted in favor.

Inland Wetlands Permit (2012-081) – Request for Extension

MOTION: Mr. Kidd moved to approve the request for extension for 65 days, until December 14, 2012. Ms. Shanbaum seconded the motion and all members voted in favor.

Special Exception (2012-082) – Request for Extension

MOTION: Mr. Kidd moved to approve the request for extension until November 19, 2012. Mr. Prause seconded the motion and all members voted in favor.

Erosion and Sedimentation Control Plan (2012-083) – Request for Extension

MOTION: Mr. Kidd moved to approve the request for extension for 65 days, until December 14, 2012. Mr. Prause seconded the motion and all members voted in favor.