

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
MARCH 5, 2012**

MEMBERS PRESENT: Joseph Diminico Susan Shanbaum
Kevin Dougan John Chaput
Andy Kidd
Eric Prause
Horace Brown

MOTION: Mr. Dougan moved to suspend the rules to conduct the business meeting before the public hearing. Mr. Kidd seconded the motion and all members voted in favor.

TOWN OF MANCHESTER WATER & SEWER DEPARTMENT
192 Charter Oak Street

Inland Wetlands Permit – Determination of Significance (2011-148)

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.

Inland Wetlands Permit (2011-148)

MOTION: Mr. Kidd moved to approve the inland wetlands permit with modifications as outlined in staff memoranda from Derrick Gregor, Assistant Town Engineer, dated March 2, 2012 to Renata Bertotti, Senior Planner, and from Matthew Bordeaux, Environmental Planner/Wetlands Agent, dated February 29, 2012 to Renata Bertotti. 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. Prause seconded the motion and all members voted in favor.

Flood Plain Permit (2011-149)

MOTION: Mr. Kidd moved to approve the flood plain permit with modifications as outlined in staff memoranda from Derrick Gregor, Assistant Town Engineer, dated March 2, 2012 to Renata Bertotti, Senior Planner, and from Matthew Bordeaux, Environmental Planner/Wetlands Agent, dated February 29, 2012 to Renata Bertotti. Mr. Prause seconded the motion and all members voted in favor.

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

Zoning Regulation Amendment (2012-003)

By consensus the Commission agreed to keep the public hearing open on this item.

APPROVAL OF MINUTES

January 18, 2012 – Public Hearing/Business Meeting

MOTION: Mr. Brown moved to approve the minutes as written. Mr. Chaput seconded the motion and Mr. Prause and Mr. Diminico voted in favor. The motion passed four to zero.

February 6, 2012 – Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. **EVERGREEN CROSSING, LLC – Zoning Regulation Amendment (2012-007)** – for revisions to the Manchester Zoning Regulations at Article II Section 7.02.03 (e) and Article II Section 7.04.06 to permit three story multi-family buildings in PRD zones.
2. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendment (2012-008)** - for revisions to the Manchester Zoning Regulations to add Article I Section 4.05.07; Application Requirements: Supplemental Requirements – Detailed Plans for form-based zone, and a minor administrative text amendment at Article I Section 4.01.
3. **TOWN OF MANCHESTER PUBLIC WORKS – Inland Wetlands Permit – Determination of Significance (2012-009); Inland Wetlands Permit (2012-009) – near 401 Adams Street** - installation of a hydrodynamic separator on an existing drainage system outfall to improve storm water quality.
4. **TOWN OF MANCHESTER PUBLIC WORKS – Inland Wetlands Permit – Determination of Significance (2012-011); Inland Wetlands Permit (2012-011); Erosion and Sedimentation Control Plan (2012-012); Flood Plain Permit (2012-013) – 387 Middle Turnpike West** - for reconstruction of 30" & 60" RCP drainage outlets, installation of riprap scour holes & construction of a water quality basin to treat storm water runoff prior to discharge to Bigelow Brook.

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5. **WESLEY VANCOUR** – SDC Site Plan (2012-016) – 95 Avery Street - for removal & replacement of concrete sidewalk in the rear of the building, installation of required handicap ramp, and minor reconfiguration of existing parking area in an SDC zone.
 6. **HIGHLAND OAKS CORP.** – Inland Wetlands Permit (2012-018) – 900 Middle Turnpike East – for extension of a previously approved wetlands permit for Phase 5A and 5B of Reig Highlands subdivision.
 7. **SAM’S REAL ESTATE BUSINESS TRUST** – Inland Wetlands Permit – Determination of Significance (2012-020); Inland Wetlands Permit (2012-020); Erosion and Sedimentation Control Plan (2012-021); CUD Detailed Plan Modification (2012-022) – 69 Pavilions Drive – for expansion of existing Sam’s Club building by approximately 22,000 sq. ft.