

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
AUGUST 6, 2012**

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

MANCHESTER PUBLIC SCHOOLS
57 Hollister Street

Special Exception Modification (2012-073)

MOTION: Mr. Kidd moved to approve the special exception modification with the modification to label the proposed umbrella on the plans on playground #2 located at the northwest corner of the property. Mr. Brown seconded the motion and all members voted in favor. The reason for the approval was the proposal is compatible with the neighborhood and the improvements will benefit the students at the school.

TODD BARBIERI
49 Rock Ridge

Other – Modify the Existing Subdivision Approval: Remove the Requirement to Install Sprinklers (2012-074)

MOTION: Mr. Kidd moved to table this item until all parties involved can meet at a mutually agreeable time. Mr. Prause seconded the motion and all members voted in favor.

PLAZA AZTECA
170 Slater Street

CUD Detailed Plan Modification (2012-075)

MOTION: Mr. Kidd moved to approve the CUD detailed plan modification with modifications as outlined in staff memoranda from Derrick Gregor, Assistant Town Engineer, dated July 31, 2012 to Renata Bertotti, Senior Planner and Comment No.1 from Ryan Zannotti, Environmental Health Inspector dated August 1, 2012 to Perez J. Francisco and Renata Bertotti; and with the modification to add a note on the plans stating the outside fence will match the materials and colors of the existing building and to show the proposed overhead covering at the bar, to be approved by the Planning and Zoning Commission Chair and Director of Planning,. Mr. Prause seconded the motion and all members voted in favor.

MANCHESTER COUNTRY CLUB INC.
535 South Main Street

Erosion and Sedimentation Control Plan (2012-078)

MOTION: Mr. Kidd moved to approve the erosion and sedimentation control plan. Mr. Prause seconded the motion and all members voted in favor.

Mr. Brown moved to suspend the rules to move Item 5, Administrative Reports, to the last item on the agenda. Mr. Kidd seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

June 4, 2012 – Business Meeting

MOTION: Mr. Brown moved to approve the minutes as written. Mr. Kidd seconded the motion and Mr. Diminico, Mr. Prause and Mr. Chaput voted in favor, Ms. Shanbaum abstained.

June 18, 2012 – Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. **TODD BARBIERI – Other – Modify the Existing Subdivision Approval: Remove the Requirement to Install Sprinklers (2012-074)** – to permit the construction of a home without the subdivision requirement of in-house sprinkler system installation at 49 Rock Ridge, Rural Residence zone.
2. **PLAZA AZTECA – CUD Detailed Plan Modification (2012-075)** – to install a patio at an existing restaurant and associated landscaping at 170 Slater Street.
3. **RIPLEY HILL DEVELOPMENT, LLC – PRD Zone Change and Preliminary Plan of Development (2012-076)** – for a 32 unit multi-family residential community at 717, 727, 743 Tolland Turnpike, Rural Residence and PRD zones.
4. **JREC, LLC – Special Exception Modification (2012-077)** - to extend the bituminous pavement by approximately 10,230 sq. ft. over existing gravel area for parking at 244R Broad Street, FB zone.
5. **MANCHESTER COUNTRY CLUB INC. – Erosion and Sedimentation Control Plan (2012-078)** - for removal of trees and brush to improve conditions at the 11th hole green and 12th hole tee box and planting of various trees, shrubs and grass at 535 South Main Street, Rural Residence zone.

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6. **GATEWAY LAUREN, INC. – Inland Wetlands Permit – Determination of Significance (2012-079); Inland Wetlands Permit (2012-079)** –for remediation of approximately 25 cu. ft. of contaminated soil beneath the outfall of a stormwater drainage conduit located in the northeastern portion of the property at 205 Spencer Street, General Business zone.
 7. **WAL-MART REAL ESTATE BUSINESS TRUST – CUD Detailed Plan Modification (2012-080)** - to expand the store by an additional 439 sq. ft. including modification to store entrance and modify a prior condition of approval to eliminate the one-way requirement for the northern drive aisle at the property's entrance at 420 Buckland Hills Drive, CUD zone.
 8. **WAL-MART REAL ESTATE BUSINESS TRUST – Inland Wetlands Permit – Determination of Significance (2012-081); Inland Wetlands Permit (2012-081); Special Exception (2012-082); Erosion and Sedimentation Control Plan (2012-083)** - to redevelop the property with a new retail store and associated parking and site improvements at 205 Spencer Street, General Business zone.
 9. **AT& T – Special Exception Modification (2012-084)** – for minor modifications to an existing and previously approved wireless telecommunication facility including adding three panel antennas next to the existing antenna installations on the water tower and related equipment at 209 Buckland Hills Drive, CUD zone.
 10. **TOWN OF MANCHESTER PUBLIC WORKS – Inland Wetlands Permit – Determination of Significance (2012-085); Inland Wetlands Permit (2012-085)** - for milling and replacing pavement along Tolland Turnpike between Buckland St and Slater St and incidental work including replacing existing catch basin tops and relocating guide rail within regulated wetland area.
 11. **TOWN OF MANCHESTER PUBLIC WORKS – Inland Wetlands Permit – Determination of Significance (2012-086); Inland Wetlands Permit (2012-086); Erosion and Sedimentation Control Plan (2012-087); Flood Plain Permit (2012-088)** - for reconstruction of approximately 5,000 linear feet of road to provide geometric, safety and drainage improvements on Lydall Street from Vernon Street to the Vernon Town line.