

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION  
FOR THE MEETING OF  
MAY 7, 2012**

**MEMBERS PRESENT:** Joseph Diminico  
Eric Prause  
Horace Brown  
Susan Shanbaum

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**AMERICAN GROUP, LLC**  
266 Middle Turnpike West

Certificate of Location Approval (2012-031)

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

**TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION**

Zoning Map Amendment (2012-026)

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

**TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION**

Zoning Regulation Amendment (2012-024)

**MOTION:** Mr. Prause moved to approve the proposed zoning regulation amendment to the Zoning Regulations at Article IV Section 5; Article II Section 11; Article II Section 12; Article II Section 14; Article II Section 16; & Article II Section 24 to transfer the authority to grant special exceptions for auto related uses, gasoline service stations, and bulk oil storage plants from the ZBA to the PZC and to revise special requirements related to these types of uses, and to delete Article IV Section 6. Mr. Brown seconded the motion and all members voted in favor. The zoning regulation amendment will be effective on May 30, 2012. The reason for approval was the proposed amendment is in conformance with the intent of the General Statutes and it will streamline the application procedure.

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**HIGHLAND OAKS CORP.**  
900 Middle Turnpike East

Inland Wetlands Permit (2012-018)

**MOTION:** Mr. Prause moved to approve the inland wetlands permit with the condition that the applicant installs conservation markers within two months of the approval to demarcate the conservation easement area. The permit is valid for four years until May 6, 2016. Ms. Shanbaum seconded the motion and all members voted in favor.

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

Inland Wetlands Permit (2012-020) - Request for extension

**MOTION:** Mr. Prause moved to grant an extension to the May 21, 2012 Planning and Zoning Commission meeting. Mr. Brown seconded the motion and all members voted in favor.

Erosion and Sedimentation Control Plan (2012-021) - Request for extension

**MOTION:** Mr. Prause moved to grant an extension to the May 21, 2012 Planning and Zoning Commission meeting. Mr. Brown seconded the motion and all members voted in favor.

CUD Preliminary and Detailed Plan Modification (2012-022) - Request for extension

**MOTION:** Mr. Prause moved to grant an extension to the May 21, 2012 Planning and Zoning Commission meeting. Mr. Brown seconded the motion and all members voted in favor.

**APPROVAL OF MINUTES**

April 2, 2012 – Business Meeting

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

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**RECEIPT OF NEW APPLICATIONS**

1. **RP BUILDING CONTRACTORS, LLC** – Special Exception (2012-042) – for outside storage of salt in a carport structure and outdoor storage of snow plows and miscellaneous equipment at 66 Sheldon Road, Industrial zone.