

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
JULY 16, 2012**

MEMBERS PRESENT: Kevin Dougan Anthony Petrone (sitting)
 Andy Kidd John Chaput (sitting for #2012-042)
 Eric Prause
 Horace Brown

CASTANHO & CLOUTIER DEVELOPMENT, LLC
698 North Main Street

PRD Subdivision and Detailed Plan (2012-038)

MOTION: Mr. Kidd moved to approve the PRD subdivision and detailed plan with modifications as outlined in staff memoranda from Nick Francione, Civil Engineer, dated July 9, 2012, and Raymond Myette, Design Engineer, dated July 9, 2012 to Renata Bertotti, Senior Planner. Mr. Prause seconded the motion and all members voted in favor.

Erosion and Sedimentation Control Plan (2012-039)

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

COURTYARD MARRIOTT
225 Slater Street

CUD Detailed Plan Modification (2012-065)

MOTION: Mr. Brown moved to approve the CUD detailed plan modification. Mr. Kidd seconded the motion and all members voted in favor.

110 BUCKLAND HILLS, LLC
110 Buckland Hills Drive

CUD Detailed Plan Modification (2012-066)

MOTION: Mr. Kidd moved to approve the CUD detailed plan modification with a modification to remove four incorrect tables from plan A-0.1. Mr. Brown seconded the motion and all members voted in favor.

640 & 660 SPRING STREET

Mandatory Referral (2012-070)

MOTION: Mr. Prause moved to make a favorable recommendation to the Board of Directors to acquire 640 & 660 Spring Street for open space and recreation at the Case Mountain Recreation Area. Mr. Kidd seconded the motion and all members voted in favor. The reasons for the favorable recommendation were the proposal is consistent with Town's Plan of Conservation and Development; the parcels were specifically identified in the Plan as proposed extensions to the Town's open space system; and the parcels meet elements of the Town's Land Acquisition Policy and Guidelines.

716R SPRING STREET

Mandatory Referral (2012-071)

MOTION: Mr. Prause moved to make a favorable recommendation to the Board of Directors to acquire 716R Spring Street for open space and recreation at the Case Mountain Recreation Area. Mr. Kidd seconded the motion and all members voted in favor. The reasons for the favorable recommendation were the proposal is consistent with Town's Plan of Conservation and Development and the parcel meets elements of the Town's Land Acquisition Policy and Guidelines.

RP BUILDING CONTRACTORS, LLC

66 Sheldon Road

Mr. Brown recused himself from this application. Mr. Chaput sat in his place.

Special Exception (2012-042)

MOTION: Mr. Prause moved to deny the special exception. Mr. Kidd seconded the motion and all members voted in favor. The reasons for the denial were the application as submitted is incomplete and the proposal does not meet the special exception application criteria.

APPROVAL OF MINUTES

May 21, 2012 – Public Hearing/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. **MANCHESTER PUBLIC SCHOOLS – Special Exception Modification (2012-073)** – for improvements to two playground areas including extending the existing fencing, landscaping and installation of shade umbrellas at 57 Hollister Street, Residence A zone.