

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
MAY 21, 2012**

MEMBERS PRESENT: Joseph Diminico Anthony Petrone (sitting for #2012-031)
 Kevin Dougan John Chaput
 Andy Kidd
 Eric Prause
 Horace Brown

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

Zoning Map Amendment (2012-026)

MOTION: Mr. Prause moved to approve the zoning map amendment. Mr. Kidd seconded the motion and all members voted in favor. The zoning map amendment will be effective on June 5, 2012. The reason for the approval was the Form-Based zoning regulations reflect a great plan for the area and the area proposed to be included in the FBZ is consistent with the Redevelopment Plan. The proposal is an appropriate application of the zone on the zoning map.

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

Inland Wetlands Permit (2012-020)

MOTION: Mr. Kidd moved to approve the inland wetland permit for five years with work within the wetlands upland review area to be completed one year from the beginning of construction with modifications as outlined in the staff memorandum from Derrick Gregor, Assistant Town Engineer, dated May 18, 2012, to Renata Bertotti, Senior Planner. Mr. Brown seconded the motion and all members voted in favor.

Erosion and Sedimentation Control Plan (2012-021)

MOTION: Mr. Kidd moved to approve the erosion and sedimentation control plan with modifications as outlined in the staff memorandum from Derrick Gregor, Assistant Town Engineer, dated May 18, 2012, to Renata Bertotti, Senior Planner. Mr. Brown seconded the motion and all members voted in favor.

CUD Preliminary and Detailed Plan Modification (2012-022)

MOTION: Mr. Kidd moved to approve the CUD preliminary and detailed plan modification with modifications as outlined in staff memoranda from Derrick Gregor, Assistant Town Engineer, dated May 18, 2012, and from Raymond Myette, Jr., Design

Engineer, dated May 18, 2012 to Renata Bertotti, Senior Planner, and that the retaining wall materials, texture and colors that were displayed at the meeting by the applicant be used as shown in photograph #4 and wall colors “Practical Beige #2” as shown on the submitted color board. Mr. Brown seconded the motion and all members voted in favor.

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

Certificate of Location Approval (2012-031)

Mr. Petrone sat in place of Mr. Prause for this application.

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

RECEIPT OF NEW APPLICATIONS

1. **TOWN OF MANCHESTER PUBLIC WORKS – Inland Wetlands Permit – Determination of Significance (2012-051); Inland Wetlands Permit (2012-051)** – for minor drainage improvements including installation of a hydrodynamic separator, removal of an existing storm water outlet, extension of an existing drainage system and minor grading and safety improvements north of Overlook Drive.
2. **AMERICAN PROMOTIONAL EVENTS – CUD Detailed Plan Modification (2012-053)** – to erect a 20’ x 40’ tent for the sale of Connecticut legal sparklers from 6/18/12 to 7/7/12 at 420 Buckland Hills Drive in the Walmart parking lot.
3. **TOWN OF MANCHESTER PUBLIC WORKS – Inland Wetlands Permit – Determination of Significance (2012-054); Inland Wetlands Permit (2012-054); Erosion and Sedimentation Control Plan (2012-055)** - for demolition and removal of existing in-ground swimming pool and pool house structure at Verplanck School, 126 Olcott Street.
4. **BRUNELLE WOODLAND ST., LLC & BRUNELLE MANCHESTER, LLC – Special Exception (2012-056)** – for the construction of two, two-family houses on 123 & 129 Woodland Street.