

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION  
FOR THE MEETING OF  
OCTOBER 7, 2013**

<b>MEMBERS PRESENT:</b>	Eric Prause	Michael Stebe
	Andy Kidd	Chirag Thaker
	Horace Brown	Julian Stoppelman

---

**ADELBROOK INC.**  
42 Prospect Street

Special Exception Modification (2013-059)

**MOTION:** Mr. Brown moved to approve the special exception modification to add a playground and parking with modifications as outlined in the staff memorandum from Derrick Gregor, Assistant Town Engineer dated October 7, 2013 to Renata Bertotti, Senior Planner; and with the modifications to add landscaping in the areas lacking screening and to add slots to the existing chain link fence on the north side of the playground. Mr. Kidd seconded the motion and all members voted in favor. The reason for the approval was the proposal is compatible with the use on the site and the neighborhood.

**SHOPPES AT BUCKLAND HILLS, LLC**  
90, 96, 98, 100, & 102 Buckland Hills Drive

Inland Wetlands Permit – Determination of Significance (2013-049)

**MOTION:** Mr. Brown moved to find the proposed activity would not cause a significant impact to the wetlands and watercourses and will not require a public hearing. Mr. Stebe seconded the motion and all members voted in favor.

Inland Wetlands Permit (2013-049)

**MOTION:** Mr. Brown moved to approve the inland wetlands permit with modifications as outlined in the staff memorandum from Derrick Gregor dated September 27, 2013 to Renata Bertotti. This permit is valid for five years with work in the upland review area to be completed one year from the beginning of construction. Mr. Stebe seconded the motion and all members voted in favor.

CUD Preliminary Plan of Development (2013-050)

**MOTION:** Mr. Stebe moved to approve a material change to the CUD Preliminary Site Development Plan under Article II Section 8.11 of the zoning regulations for a proposed change in land use from Land Use Type IV (free standing restaurant) to Land Use Type I (general commercial use) and a proposed preliminary plan approval for a 26,400 sq. ft. restaurant and amusement use and associated parking

---

with modifications as outlined in the staff memoranda from: (1) Derrick Gregor dated September 27, 2013 to Renata Bertotti; (2) Raymond Myette, Jr., Design Engineer dated September 27, 2013 to Renata Bertotti; and (3) Kenneth Roback, Eighth Utilities District Fire Marshal dated September 23, 2013 to Renata Bertotti. Mr. Brown seconded the motion and all members voted in favor. The reason for the approval was the proposal is appropriate in use and scale for a CUD zone.

Erosion and Sedimentation Control Plan (2013-051)

**MOTION:** Mr. Stebe moved to certify the erosion and sedimentation control plan for a 26,400 sq. ft. restaurant and amusement use and associated parking with modifications as outlined in the staff memorandum from Derrick Gregor dated September 27, 2013 to Renata Bertotti. Mr. Thaker seconded the motion and all members voted in favor.

CUD Detailed Plan of Development (2013-052)

**MOTION:** Mr. Stebe moved to consent to an extension until the October 21, 2013 meeting. Mr. Thaker seconded the motion and all members voted in favor.

**MOTION:** Mr. Stebe moved to table this item. Mr. Thaker seconded the motion and all members voted in favor.

**TOWN OF MANCHESTER**  
**PUBLIC WORKS DEPARTMENT**  
358 South Main Street

Inland Wetlands Permit – Determination of Significance (2013-064)

**MOTION:** Mr. Stebe moved to find the proposed activity would not cause a significant impact to the wetlands and watercourses and will not require a public hearing. Mr. Thaker seconded the motion and all members voted in favor.

Inland Wetlands Permit (2013-064)

**MOTION:** Mr. Stebe moved to approve the inland wetlands permit for five years with work in the upland review area to be completed one year from the beginning of construction. Mr. Thaker seconded the motion and all members voted in favor.

Flood Plain Permit (2013-065)

**MOTION:** Mr. Stebe moved to approve the flood plain permit. Mr. Thaker seconded the motion and all members voted in favor.

---

**L & J MANCHESTER II, LLC**  
346 Middle Turnpike West

Inland Wetlands Permit – Determination of Significance (2013-054) - Request for Extension

**MOTION:** Mr. Stebe moved to consent to a 65-day extension for the inland wetlands permit – determination of significance. Mr. Thaker seconded the motion and all members voted in favor.

Inland Wetlands Permit (2013-054) - Request for Extension

**MOTION:** Mr. Stebe moved to consent to a 65-day extension for the inland wetlands permit. Mr. Thaker seconded the motion and all members voted in favor.

Flood Plain Permit (2013-055) - Request for Extension

**MOTION:** Mr. Stebe moved to consent to a 65-day extension for the flood plain permit. Mr. Thaker seconded the motion and all members voted in favor.

**APPROVAL OF MINUTES**

June 17, 2013 – 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. **JAMES GEYER** – Inland Wetlands Permit – Determination of Significance (2013-070); Inland Wetlands Permit (2013-070) – for removal of silt and sand accumulation in an existing pond at 20 Reed Drive, Rural Residence zone.