

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION  
FOR THE MEETING OF  
AUGUST 12, 2013**

**MEMBERS PRESENT:** Eric Prause  
Horace Brown  
Michael Stebe  
Chirag Thaker (in attendance from 7:35 p.m.-8:37 p.m.  
and was not present for any votes)  
Julian Stoppelman (sitting)

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**TOM STAGIS**  
230 Hale Road

CUD Detailed Site Development Plan Modification (2013-048)

**MOTION:** Mr. Stoppelman moved to approve the CUD detailed site development plan modification to erect a temporary structure for the seasonal sale of appliances between September 19, 2013 and September 30, 2013 for one year. Mr. Brown seconded the motion and all members voted in favor. The reason for the approval was the proposed plan modification for temporary outdoor retail was in keeping with the existing retail use on the property and met the zoning regulations.

**MANCHESTER CHICKEN, LLC**  
199 Spencer Street

Special Exception (2013-038)

**MOTION:** Mr. Brown moved to approve the special exception under Art. II Sec. 24.02.01 (d) for a drive-thru restaurant with modifications as outlined in the following staff memoranda: (1) James Mayer, Traffic Engineer to Renata Bertotti, Senior Planner, dated August 8, 2013; (2) Raymond Myette, Design Engineer, to Renata Bertotti, dated August 8, 2013; and (3) Nick Francione, Civil Engineer, to Renata Bertotti, dated August 8, 2013, and with the modifications to replace the proposed Patmore Green Ash tree with a similar tree approved by staff and install a pedestrian crosswalk in front of the drive-thru exit lane. Mr. Stebe seconded the motion and members voted in favor. The reasons for approval were the proposed drive-thru restaurant met the special exception criteria of Article IV Section 20, was a suitable location, and was compatible with other uses in the area.

**HIGHLAND OAKS CORP.**  
Abigail Circle

Re-subdivision (2013-044)

**MOTION:** Mr. Stoppelman moved to continue the public hearing on the re-subdivision of an approved seven-lot subdivision into two lots to the next regularly scheduled Planning and Zoning Commission's meeting of September 16, 2013. Mr. Stebe seconded the motion and all members voted in favor.

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Erosion and Sedimentation Control Plan (2013-047)

**MOTION:** Mr. Stebe moved to consent to an extension of the erosion and sedimentation control plan to the next regularly scheduled Planning and Zoning Commission's meeting of September 16, 2013. Mr. Brown seconded the motion and all members voted in favor.

**CUMBERLAND FARMS, INC.**

13 Middle Turnpike East and the rear portions of 271 & 275 Main Street

Zoning Map Amendment (2013-045)

**MOTION:** Mr. Brown moved to approve the zoning map amendment for a zone district change from Residence C zone to Business II zone for 13 Middle Turnpike East, from Residence C and Residence A zones to Business II zone for the rear portion of 271 Main Street, and from Residence C zone to Business II zone for the rear portion of 275 Main Street. Mr. Stoppelman seconded the motion and all members voted in favor. The reason for the approval was the proposed amendment was in keeping with the Commercial Corridor and Community Corridor designations as illustrated on the Character Map and as described in Character Areas in Table F of the Manchester POCD. This zone change becomes effective August 30, 2013.

**VH, LLC**

594 Tolland Turnpike

PRD Zone Change and Preliminary Plan of Development (2013-040) - Request for Extension

**MOTION:** Mr. Stebe moved to consent to a 65 day extension to open a public hearing. Mr. Brown seconded the motion and all members voted in favor.

**IGLESIA DE LA FAMILIA**

66 Sheldon Road

Special Exception (2013-041) - Request for Extension

**MOTION:** Mr. Stebe moved to consent to a 65 day extension to open a public hearing. Mr. Brown seconded the motion and all members voted in favor.

**APPROVAL OF MINUTES**

April 15, 2013 – Business Meeting

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

May 6, 2013 – Public Hearing/Business Meeting

**MOTION:** Mr. Brown moved to approve the minutes as written with one correction to change the word “stuff’s” to “staff’s” on page two, the eighth paragraph of the public hearing minutes. Mr. Stebe seconded the motion and all members voted in favor.

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July 1, 2013 – Business Meeting

**MOTION:** Mr. Brown moved to approve the minutes as written with the correction of the spelling of Mr. Stoppelman's name. Mr. Stebe seconded the motion and all members voted in favor.

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**RECEIPT OF NEW APPLICATIONS**

1. **SHOPPES AT BUCKLAND HILLS, LLC** – Inland Wetlands Permit – Determination of Significance (2013-049); Inland Wetlands Permit (2013-049); CUD Preliminary Site Development Plan (2013-050); Erosion and Sedimentation Control Plan (2013-051); CUD Detailed Site Development Plan (2013-052) - for development of a Dave and Buster's restaurant with on-site parking and associated site improvements.
2. **L & J MANCHESTER II, LLC** – Inland Wetlands Permit – Determination of Significance (2013-054); Inland Wetlands Permit (2013-054); Flood Plain Permit (2013-055) – for the replacement of a concrete headwall with a storm pipe outlet at 346 Middle Turnpike West, Form-Based zone.