

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
JULY 15, 2013**

MEMBERS PRESENT: Eric Prause
Andy Kidd
Horace Brown
Michael Stebe
Susan Shanbaum
Julian Stoppelman (sitting)

555 EAST MIDDLE TURNPIKE, LLC
555 Middle Turnpike East

Special Exception (2013-020)

MOTION: Mr. Stebe moved to approve the special exception with modifications as outlined in staff memoranda from James Mayer, Traffic Engineer to Renata Bertotti, Senior Planner dated July 15, 2013; Bernard Kalansuriya, Design Engineer to Renata Bertotti dated July 15, 2013; and Nick Francione, Civil Engineer to Renata Bertotti dated July 15, 2013. Mr. Brown seconded the motion and all members voted in favor. The reason for the approval was the proposed project meets the special exception criteria.

Erosion and Sedimentation Control Plan (2013-021)

MOTION: Mr. Kidd moved to certify the erosion and sedimentation control plan with modifications as outlined in a staff memorandum from Nick Francione, Civil Engineer to Renata Bertotti, Senior Planner dated July 15, 2013. Mr. Brown seconded the motion and all members voted in favor.

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

Zoning Regulation Amendment (2013-033)

MOTION: Mr. Stoppelman moved to approve the zoning regulation amendment with the modification to revise the text in Article IV Section 9.03.25 to replace “bituminous pavement” with “bituminous concrete pavement” and replace “pervious pavement or pervious pavers *and* crushed stone” with “pervious pavement, pervious pavers *or* crushed stone”; and with the modification to add the word “sleeping” before the word “rooms” in Article II Section 2.02.18 (c) and Article II Section 3.02.10 (c). Mr. Stebe seconded the motion and all members voted in favor. The reason for the approval was the proposed amendment is in keeping with aspirations and opportunities identified in the Manchester POCD for Manchester to be a community with characteristics such as “*a welcoming atmosphere and destinations or activities that can be reached by transit/private auto and on foot*”. This amendment becomes effective on August 1, 2013.

ST. BRIDGET
70 Main Street

Special Exception Modification (2013-034)

MOTION: Mr. Stebe moved to approve the special exception modification with the modification that the applicant provides a detailed drawing or a photograph of the proposed fence. Mr. Kidd seconded the motion and all members voted in favor. The reason for the approval was the proposed project meets the special exception criteria.

JOSEPH FELICE
129 South Main Street

Inland Wetlands Permit – Determination of Significance (2013-032) and Inland Wetlands Permit (2013-032) – Request for Extension

MOTION: Mr. Stoppelman moved to accept a 65-day extension for the Inland Wetlands Permit – Determination of Significance and for the Inland Wetlands Permit. Mr. Stebe seconded the motion and all members voted in favor.

NORTHEAST RETAIL LEASING AND MANAGEMENT CO., LLC
346 Middle Turnpike West

Show Cause Hearing

MOTION: Mr. Stebe moved to affirm the Cease and Desist Order of the Environmental Planner/Wetlands Agent dated July 8, 2013 regarding 346 Middle Turnpike West, Manchester, Connecticut with the following conditions: (1) the owner, L & J Manchester II, LLC, shall apply for an Inland Wetlands Permit in accordance with the requirements of Section 4 of the Inland Wetlands and Watercourses Regulations and a Flood Plain Permit in accordance with the requirements of Article 2, Section 19 of the Zoning Regulations. The application submitted to the Agency shall include information sufficient to enable the Agency to fully ascertain the proposed activity or use and its impact on the watercourse; (2) the applications shall be delivered to the Planning Department by August 9, 2013 for official receipt by the Agency at their August 12, 2013 meeting; and (3) failure to submit a completed application by this date can result in fines and/or an application for injunction to Superior Court for further enforcement action. Mr. Kidd seconded the motion and all members voted in favor.

MOTION: Mr. Stebe moved to suspend the rules to continue the meeting past 11:00 p.m. Mr. Stoppelman seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. **CUMBERLAND FARMS, INC.** – Zone Change (2013-045) – for a zone change to Business II at 13 Middle Turnpike East and the rear portions of 271 & 275 Main Street, Residence RC, RA and B2 zones.
2. **HIGHLAND OAKS CORP.** – Erosion and Sedimentation Control Plan (2013-047) – for a 2 lot resubdivision of an approved 6 lot subdivision on Abigail Circle, Residence AA zone.
3. **TOM STAGIS** – CUD Detailed Site Development Plan Modification (2013-048) – for a 60' x 30' tent in the parking lot of PC Richard for the temporary sale of merchandise for three years.