

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION  
FOR THE MEETING OF  
SEPTEMBER 16, 2013**

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

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**HIGHLAND OAKS CORP.**  
Abigail Circle

Re-subdivision (2013-044)

**MOTION:** Mr. Brown moved to approve the re-subdivision of an approved six-lot subdivision on Abigail Circle into two lots on Garth Road with modifications as specified in the staff memorandum from Raymond Myette, Design Engineer dated September 16, 2013 to Renata Bertotti, Senior Planner. Mr. Stebe seconded the motion and all members voted in favor. The reason for the approval was the proposal meets the zoning regulations and is in keeping with the character of the neighborhood.

Erosion and Sedimentation Control Plan (2013-047)

**MOTION:** Mr. Brown moved to certify the erosion and sedimentation control plan for a two-lot re-subdivision on Garth Road with modifications as specified in the staff memorandum from Derrick Gregor, Assistant Town Engineer dated September 16, 2013 to Renata Bertotti. Mr. Stebe seconded the motion and all members voted in favor.

**JOSEPH FELICE**  
129 South Main Street

Inland Wetlands Permit – Determination of Significance (2013-032)

**MOTION:** Mr. Stoppelman 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. Brown seconded the motion and all members voted in favor.

Inland Wetlands Permit (2013-032)

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

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Mr. Stebe moved to amend the agenda to switch the order of Item #4, Taylor Tolland Group, and Item #3, VH, LLC. Mr. Kidd seconded the motion and all members voted in favor.

**VH, LLC**  
594 Tolland Turnpike

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

**MOTION:** Mr. Stebe moved to approve the zone district change from Rural Residence zone to Planned Residential Development zone and the Preliminary Plan of Development for 16 multi-family units and an existing single family home with modifications as specified in staff memoranda from Raymond Myette dated August 27, 2013 to Renata Bertotti and from Nick Francione, Civil Engineer dated August 27, 2013 to Renata Bertotti. Mr. Stoppelman seconded the motion and all members voted in favor. The reason for the approval was the proposed amendment is in keeping with Manchester 2020, the Town's Plan of Conservation and Development, which designates this area as Traditional Suburban on the Character Map. This zone change becomes effective on October 2, 2013.

**APPROVAL OF MINUTES**

June 3, 2013 – 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 except for Mr. Stoppelman, who abstained. The motion passed four to zero.

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**RECEIPT OF NEW APPLICATIONS**

1. **ADELBROOK INC.** – Special Exception Modification (2013-059) – for the construction of an outdoor playground at an existing school at 42 Prospect Street, Residence C zone.
2. **CHR CAPITAL INC.** – Special Exception (2013-062) – for the construction of a new 3 story building with parking in excess of 60 spaces at 469 Center Street, Business II and Design Overlay zones.
3. **TOWN OF MANCHESTER PUBLIC WORKS DEPT.** – Inland Wetlands Permit – Determination of Significance (2013-064); Inland Wetlands Permit (2013-064); Flood Plain Permit (2013-065) – for the removal of approximately 0.75 cubic yards of concrete from the existing weir linking the west and east Globe Hollow Reservoir at 358 South Main Street, Rural Residence zone.