

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
OCTOBER 30, 2013**

MEMBERS PRESENT: Eric Prause Julian Stoppelman (sitting)
 Horace Brown Donald Palmer
 Michael Stebe
 Chirag Thaker

**CHR CAPITAL INC.
469 Center Street**

Design Overlay (2013-062)

MOTION: Mr. Stebe moved to find the design of the proposed building meets the requirements of the Design Overlay zone. Mr. Thaker seconded the motion and all members voted in favor. The reason for the approval was the proposed building meets the provisions of Article II Section 25.

Special Exception/Preliminary Site Development Plan (2013-062)

MOTION: Mr. Brown moved to approve the special exception under Art. II Sec. 9.14.02 for a use which requires automobile parking in excess of 60 spaces, and a special exception under Art. II Sec. 11.02.11 to allow 5 or more residential units above the first story with a combined gross floor area of all residential units exceeding 5,000 sq. ft., with modifications as specified in the staff memoranda from: (1) Derrick Gregor, Assistant Town Engineer dated October 3, 2013 to Renata Bertotti, Senior Planner; (2) Bernard Kalansuriya, Design Engineer dated October 4, 2013 to Renata Bertotti; (3) Matthew R. Bordeaux, Environmental Planner/Wetlands Agent dated October 4, 2013 to Renata Bertotti; and (4) James Davis, Zoning Enforcement Officer dated October 7, 2013 to Renata Bertotti. Mr. Thaker seconded the motion and all members voted in favor. The reason for the approval was the proposed development meets the special exception criteria.

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

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

MOTION: Mr. Stebe moved to find the proposed activities at above referenced location as shown on the Inland Wetlands Permit application 2013-054 will not have a significant impact on the wetlands and watercourse and therefore will not require a public hearing. Mr. Thaker seconded the motion and all members voted in favor.

Inland Wetlands Permit (2013-054)

MOTION: Mr. Stoppelman moved to approve the inland wetlands permit with modifications as specified in the staff memoranda from: (1) Derrick Gregor, Assistant Town Engineer dated October 28, 2013 to Renata Bertotti, Senior Planner; and (2) Matthew R. Bordeaux, Environmental Planner/Wetlands Agent dated October 28, 2013 to Renata Bertotti. Mr. Stebe seconded the motion and all members voted in favor. The permit is valid for one year and the regulated activity shall be conducted between June 1 and September 30. The reason for the approval was the proposed activity will avoid reducing the natural capacity of the watercourse to prevent flooding and control sedimentation.

Flood Plain Permit (2013-055)

MOTION: Mr. Stebe moved to approve the flood plain permit with modifications as specified in the staff memoranda from: (1) Derrick Gregor, Assistant Town Engineer dated October 28, 2013 to Renata Bertotti, Senior Planner; and (2) Matthew R. Bordeaux, Environmental Planner/Wetlands Agent dated October 28, 2013 to Renata Bertotti. Mr. Thaker seconded the motion and all members voted in favor. The permit is valid for one year and the regulated activity shall be conducted between June 1 and September 30.

RECEIPT OF NEW APPLICATIONS

1. **RIPLEY HILL DEVELOPMENT, LLC – Erosion and Sedimentation Control Plan (2013-072); PRD Detailed Site Development Plan (2013-073)** – for a 32 unit multi-family development at 717, 727, 743 Tolland Turnpike.