

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
JUNE 3, 2013**

MEMBERS PRESENT: Eric Prause
Andy Kidd
Horace Brown
Michael Stebe
Chirag Thaker

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

Subdivision Regulation Amendment (2013-025)

MOTION: Mr. Stebe moved to approve the subdivision regulation amendment. Mr. Brown seconded the motion and all members voted in favor. The reason for the approval was the proposed amendments reflect recent legislative changes and bring Manchester Subdivision Regulations into compliance with Section 8-25 of the Connecticut General Statutes. The proposed changes will become effective on June 21, 2013.

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

Zoning Regulation Amendment (2013-026)

MOTION: Mr. Brown moved to approve the zoning regulation amendment. Mr. Stebe seconded the motion and all members voted in favor. The reason for the approval was the proposed amendments reflect recent legislative changes and bring Manchester Zoning Regulations into compliance with Section 8-3 of the Connecticut General Statutes. The proposed changes will become effective on June 21, 2013.

**ADOPTION OF RESOLUTION TO DELEGATE AUTHORITY FOR CERTAIN
ADMINISTRATIVE APPROVALS TO THE WETLANDS AGENT**

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

APPROVAL OF MINUTES

February 20, 2013 – Public Hearing

MOTION: Mr. Kidd moved to approve the minutes as written. Mr. Stebe seconded the motion and Mr. Prause, Mr. Thaker, Mr. Kidd and Mr. Stebe voted in favor. Mr. Brown abstained. The motion passed four to zero.

February 20, 2013 –Business Meeting

MOTION: Mr. Kidd moved to approve the minutes with the correction that the first part of the fourth paragraph on page 5 be revised to read, “*Mr. Kidd said he was not as worried about the small portion of wetlands being eliminated as he was about the significant amount of activity in the other higher quality wetlands area.*” Mr. Stebe seconded the motion and Mr. Prause, Mr. Thaker, Mr. Kidd and Mr. Stebe voted in favor. Mr. Brown abstained. The motion passed four to zero.

March 18, 2013 – Public Hearing/Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION- Zoning Regulation Amendment (2013-033)** - revisions to the zoning regulations to add Bed & Breakfast Inn establishments as a permitted use in Residence AA and Rural Residence zones.
2. **ST. BRIDGET – Special Exception Modification (2013-034)** – for the installation of outdoor playground equipment at 70 Main Street, Residence B and Residence C zones.