

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
MAY 6, 2013**

MEMBERS PRESENT: Andy Kidd Susan Shanbaum (sitting)
Michael Stebe
Horace Brown
Chirag Thaker

HAYES & HAYES, LLC
169 Red Stone Road

Special Exception (2012-128)

MOTION: Mr. Brown moved to approve the special exception with modifications as outlined in a staff memorandum from Nick Francione, Civil Engineer dated May 6, 2013 to Renata Bertotti, Senior Planner, and with the modification to change the landscaping plan to add a landscaping screen on the east side of the proposed detention basin area. Mr. Thaker seconded the motion and all members voted in favor. The reason for the approval was the proposed application meets the special exception criteria.

MOTION: Mr. Stebe moved to amend the agenda to add the erosion and sedimentation control plan item for Hayes & Hayes, LLC to the agenda. Mr. Brown seconded the motion and all members voted in favor.

Erosion and Sedimentation Control Plan (2012-129)

MOTION: Mr. Brown moved to approve the erosion and sedimentation control plan with modifications as outlined in a staff memorandum from Nick Francione, Civil Engineer dated May 6, 2013 to Renata Bertotti, Senior Planner. Mr. Thaker seconded the motion and all members voted in favor.

THE CONNECTICUT WATER COMPANY
Redwood Road, Ralph Road and Galaxy Drive

Inland Wetlands Permit (2012-125)

MOTION: Mr. Brown moved to approve the inland wetlands permit with modifications as outlined in staff memoranda from Raymond Myette, Design Engineer dated April 17, 2013 to Renata Bertotti, Senior Planner; and from Nick Francione, Civil Engineer dated April 17, 2013. Mr. Stebe seconded the motion and Mr. Brown, Mr. Stebe, Mr. Kidd and Ms. Shanbaum voted in favor. Mr. Thaker abstained. The motion passes four to zero. The reason for the approval was the Agency finds the impact to of the proposed activity will not diminish or inhibit the existing functions of the wetlands. The permit if valid for five years.

Erosion and Sedimentation Control Plan (2012-126)

MOTION: Mr. Brown moved to approve the erosion and sedimentation control plan with modifications as outlined in staff memoranda from Raymond Myette, Design Engineer dated April 17, 2013 to Renata Bertotti, Senior Planner; and from Nick Francione, Civil Engineer dated April 17, 2013. Mr. Stebe seconded the motion and Mr. Brown, Mr. Stebe, Mr. Kidd and Ms. Shanbaum voted in favor. Mr. Thaker abstained. The motion passes four to zero.

TOWN OF MANCHESTER
between 657 and 660 Spring Street

Inland Wetlands Permit – Determination of Significance (2013-011)

MOTION: Mr. Brown moved to find the proposed activity would not cause a significant impact to the wetlands and will not require a public hearing. Ms. Shanbaum seconded the motion and all members voted in favor.

Inland Wetlands Permit (2013-011)

MOTION: Mr. Brown moved to approve the inland wetlands permit with modifications as outlined in a staff memorandum from Derrick Gregor, Assistant Town Engineer dated April 30, 2013 to Renata Bertotti, Senior Planner. Mr. Thaker seconded the motion and all members voted in favor. The reason for the approval was the Agency finds that the impact of the proposed activity will not diminish or inhibit the existing functions of the wetlands. The permit is valid for five years with work in the wetlands to be completed within one year of commencement.

Flood Plain Permit (2013-012)

MOTION: Mr. Brown moved to approve the flood plain permit. Ms. Shanbaum seconded the motion and all members voted in favor.

TOWN OF MANCHESTER PUBLIC WORKS
along Spring Street
(from S. Main St. to Dartmouth Rd., Lewis St., Comstock Rd. & Arvine Pl.)

Inland Wetlands Permit – Determination of Significance (2013-015)

MOTION: Mr. Brown moved to find the proposed activity would not cause a significant impact to the wetlands and will not require a public hearing. Ms. Shanbaum seconded the motion and all members voted in favor.

Inland Wetlands Permit (2013-015)

MOTION: Mr. Brown moved to approve the inland wetlands permit. Mr. Thaker seconded the motion and all members voted in favor. The reason for the approval was the Agency finds that the impact of the proposed activity will not diminish or inhibit the existing functions of the wetlands. The permit is valid for five years with work in the wetlands to be completed within one year of commencement.

Erosion and Sedimentation Control Plan (2013-016)

MOTION: Mr. Brown moved to approve the erosion and sedimentation control plan. Mr. Stebe seconded the motion and all members voted in favor.

Flood Plain Permit (2013-017)

MOTION: Mr. Brown moved to approve the flood plain permit. Ms. Shanbaum seconded the motion and all members voted in favor.

KEYSTONE NOVELTIES DISTRIBUTORS, LLC
170 Slater Street

CUD Detailed Plan Modification (2013-018)

MOTION: Mr. Brown moved to approve the CUD detailed plan modification with the conditions that no signs be placed at any location other than the tent; the site be maintained in a clean, debris-free manner at all times; and the tent, any storage and/or trash containers be removed by July 9, 2013. Ms. Shanbaum seconded the motion and all members voted in favor.

A PORTION OF 601 LYDALL STREET

Mandatory Referral (2013-024)

MOTION: Mr. Brown moved to make a favorable recommendation to the Board of Directors for the sale of a portion of 601 Lydall Street. Mr. Thaker seconded the motion and all members voted in favor. The reason for the favorable recommendation was the sale is consistent with the Town's Plan of Conservation and Development's goals and objectives to preserve and promote agriculture as a desired use.

APPROVAL OF MINUTES

January 7, 2013 – Public Hearing/Business Meeting

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

January 23, 2013 – Public Hearing/Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION - Subdivision Regulation Amendment (2013-025)** - to amend the regulations regarding financial guarantees to comply with recent revisions to the State statutes.
2. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION - Zoning Regulation Amendment (2013-026)** - to amend the regulations regarding financial guarantees to comply with recent revisions to the State statutes.
3. **LUTZ CHILDREN'S MUSEUM – Inland Wetlands Permit – Determination of Significance (2013-028); Inland Wetlands Permit (2013-028)** – for the installation of a concrete pad to install a generator at 247 South Main Street, Residence AA zone.