

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
JANUARY 7, 2013**

MEMBERS PRESENT: Joseph Diminico
Michael Stebe
Andy Kidd
Eric Prause
Horace Brown

**WAL-MART REAL ESTATE BUSINESS TRUST
205 Spencer Street**

Special Exception (2012-082)

MOTION: Mr. Kidd moved to approve the special exception with the modifications outlined in staff memoranda from James Mayer, Traffic Engineer to Renata Bertotti, Senior Planner dated December 3, 2012; from Raymond Myette, Jr., Design Engineer to Renata Bertotti dated November 30, 2012; and from Nick Francione, Civil Engineer to Renata Bertotti dated November 30, 2012, and with the conditions that LED lighting for the parking lot shall be provided for the entire site, including the parking lots in front of Pep Boys and Ocean State Job Lot; Sargent Crabapple trees shall be planted, 20-foot on center, along the Spencer Street frontage of the property from the eastern property line to the site driveway entrance; and all remaining islands in the entire parking lot shall be replanted. Mr. Brown seconded the motion and Mr. Kidd, Mr. Brown, Mr. Diminico and Mr. Stebe voted in favor. Mr. Prause voted against. The motion passed four to one. The reason for the approval was the proposal meets the special exception criteria and the Town's Plan of Conservation and Development.

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

Zoning Regulation Amendment (2012-119)

MOTION: Mr. Brown moved to approve the zoning regulation amendment with the modification to replace the phrase in Article III Section 7, "is not a buildable lot and as such" to "buildable or not". Mr. Prause seconded the motion and all members voted in favor.

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

Plan of Conservation and Development (2012-090)

MOTION: Mr. Prause moved to set the effective date for the Plan of Conservation and Development for January 14, 2013. Mr. Brown seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

September 19, 2012 – Public Hearing/Business Meeting

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

November 19, 2012 – Public Hearing/Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. **THE CONNECTICUT WATER COMPANY- Inland Wetlands Permit – Determination of Significance (2012-125); Inland Wetlands Permit (2012-125); Erosion and Sedimentation Control Plan (2012-126)** - to replace existing water mains along Redwood Road, Ralph Road, and Galaxy Drive, Rural Residence Cluster (r.r.) zone.
2. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendment (2012-124)** – for revisions to Article II Section 16 to move some uses that currently require special exception approval to permitted uses and revise the requirements for permitted and special exception uses.
3. **HAYES & HAYES, LLC – Special Exception (2012-128); Erosion and Sedimentation Control Plan (2012-129)** – for construction of self-storage buildings, parking and associated site improvements at 169 Red Stone Road, General Business zone.