

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
APRIL 15, 2013**

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

HAYES FAMILY LIMITED PARTNERSHIP
75 Buckland Street

Erosion and Sedimentation Control Plan (2013-001)

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

Excavation Permit (2013-002)

MOTION: Mr. Brown moved to approve the excavation permit with modifications outlined in a staff memorandum from Bernard Kalansuriya, Design Engineer, dated April 8, 2013 to Renata Bertotti, Senior Planner; and with the condition that the excavation and removal of earth products will be completed 60 days from the beginning of excavation. Ms. Shanbaum seconded the motion and all members voted in favor. The reason for the approval was the proposed excavation and removal of earth products is normal site preparation and grading for future development.

HAYES & HAYES, LLC
169 Red Stone Road

Special Exception (2012-128) - request for extension until May 6, 2013

MOTION: Mr. Stebe moved to grant the request for extension until May 6, 2013.
Ms. Shanbaum seconded the motion and all members voted in favor.

Erosion and Sedimentation Control Plan (2012-129) - request for extension until May 6, 2013

MOTION: Mr. Stebe moved to grant the request for extension until May 6, 2013.
Ms. Shanbaum seconded the motion and all members voted in favor.

BROAD STREET REDEVELOPMENT PLAN AMENDMENT

Determination of Consistency with the Town's Plan of Conservation and Development

MOTION: The Planning and Zoning Commission supports the proposed amendments to the Redevelopment Plan because the amendments do not materially or substantially change the original intent, purpose, or goals of the adopted Broad Street

Redevelopment Plan, and serve to both clarify the intention for certain development or redevelopment areas, and strengthen the position of the Agency and the Town as far as their ability to carry out the recommendations and achieve the vision and principles of the Redevelopment Plan.

Mr. Brown moved to find that the Broad Street Redevelopment Plan amendment is consistent with the Town's Plan of Conservation and Development, Manchester 2020, based on the number of goals and objectives the Broad Street Redevelopment Plan meets in terms of the growth management principles of Manchester 2020.

Specifically, the Redevelopment Plan is consistent with:

Growth Management Principle 3: Redevelop and Revitalize Existing Commercial Centers and Areas of Mixed Land Use;

and with the following goals and objectives from the Manchester 2020 Plan:

Goal I: Redevelop and Invest in Existing and Potential Corridors and Activity Nodes

Goal III: Enhance Connectivity Between Housing, Amenities and Services

Goal IV: Increase the Supply of a Diverse Housing Stock to Meet the Needs of all Residents

Goal XI: Preserve Manchester's Existing Housing Stock

Mr. Stebe seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

October 15, 2012 – Public Hearing/Business Meeting

MOTION: Mr. Brown moved to approve the minutes as written with one correction on page two, fifth paragraph from the bottom of the public hearing minutes, which should read "said that" instead of "this is". Ms. Shanbaum seconded the motion and all members voted in favor.

December 3, 2012 – Public Hearing/Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. **555 MIDDLE TURNPIKE, LLC – Special Exception (2013-020); Erosion and Sedimentation Control Plan (2013-021)** – for a proposed parking lot for an adjacent property at 555 Middle Turnpike East, Special Design Commercial zone.