

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
MARCH 18, 2013**

MEMBERS PRESENT: Eric Prause
Andy Kidd
Horace Brown
Michael Stebe
Chirag Thaker (recused himself)

Susan Shanbaum (sitting)

EVERGREEN CROSSING, LLC
325 New State Road

Inland Wetlands Permit (2012-120)

MOTION: Ms. Shanbaum moved to approve the inland wetlands permit for five years with modifications as specified in staff memoranda from Derrick Gregor, Assistant Town Engineer dated March 15, 2013 to Renata Bertotti, Senior Planner; and from Matthew R. Bordeaux, Environmental Planner/Inland Wetlands Agent dated March 18, 2013 to Renata Bertotti, and with the conditions to record the conservation easement on the land records and to install conservation easement markers in the field prior to issuance of the first certificate of occupancy for the site. Mr. Kidd seconded the motion and all members voted in favor. The reason for the approval was the Agency found that the cumulative impact of the proposed measures to improve the highest quality wetlands at the site positively outweighs the elimination of the small pocket of wetlands, and that the proposed regulated activity will not diminish or inhibit the existing functions of the wetlands.

PRD Detailed Plan of Development (2012-121)

MOTION: Ms. Shanbaum moved to approve the PRD detailed plan of development with modifications as specified in staff memoranda from Derrick Gregor, Assistant Town Engineer dated March 15, 2013 to Renata Bertotti, Senior Planner; from Matthew R. Bordeaux, Environmental Planner/Inland Wetlands Agent dated March 18, 2013 to Renata Bertotti; from James Mayer, Traffic Engineer dated March 18, 2013 to Renata Bertotti; and from Kenneth Roback, Fire Marshal 8th District Utilities dated March 13, 2013 to Renata Bertotti. Mr. Stebe seconded the motion to approve the PRD detailed plan of development. Ms. Shanbaum amended the motion to grant a waiver to the landscape requirement as shown on plan LA-100 which was submitted with the application. Mr. Stebe seconded the amendment to the motion and all members voted in favor of the amendment. All members voted in favor of the amended motion. The reason for the approval was the proposed detailed plan of development is in conformance with the approved preliminary plan of development and with the zoning regulations.

Erosion and Sedimentation Control Plan (2012-122)

MOTION: Ms. Shanbaum moved to approve the erosion and sedimentation control plan with modifications as specified in staff memoranda from Derrick Gregor, Assistant Town Engineer dated March 15, 2013 to Renata Bertotti, Senior Planner. Mr. Brown seconded the motion and all members voted in favor. The reason for the approval was the proposed Erosion and Sedimentation Plan is in conformance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control as amended.

APPROVAL OF MINUTES

October 3, 2012 – Public Hearing/Business Meeting

MOTION: Mr. Brown moved to approve the public hearing minutes with the correction to change “acting secretary” to “secretary”, and Mr. Brown moved to approve the business meeting minutes with the correction to delete “I-84” in the third paragraph on the second page. Mr. Kidd seconded the motion and Mr. Brown, Mr. Kidd, Mr. Prause and Ms. Shanbaum voted in favor. Mr. Stebe abstained. The motion passed four to zero.

RECEIPT OF NEW APPLICATIONS

1. **TOWN OF MANCHESTER – Inland Wetlands Permit – Determination of Significance (2013-011); Inland Wetlands Permit (2013-011); Flood Plain Permit (2013-012)** – for repairs to the structure of an existing bridge and reconstruct the approach roadways to improve safety between 657 and 660 Spring Street.