

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
FEBRUARY 20, 2013**

MEMBERS PRESENT: Eric Prause Susan Shanbaum (sitting)
Andy Kidd John Chaput (sitting)
Michael Stebe

**TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION**

Zoning Regulation Amendment (2012-124)

MOTION: Mr. Kidd moved to approve the zoning regulation amendment to revise the zoning regulations at Art. II Sec. 16 – Industrial Zone to be effective on March 18, 2013 with the modification to correct the typographical error on page 12, Section 16.16(h) to read “Accessory Outdoor Storage of Materials or Products”. Ms. Shanbaum seconded the motion and all members voted in favor. The reasons for the approval were the proposed regulation amendment addresses the recommendation of the Economic Development Commission to streamline the permitting process, and is consistent with the goals and objectives of Growth Management Principle 3 of the Manchester’s Plan of Conservation and Development, incentivize adaptive reuse of vacant and underutilized sites and buildings.

**EVERGREEN CROSSING, LLC
325 New State Road**

Inland Wetlands Permit – Determination of Significance (2012-120)

MOTION: Mr. Stebe moved to find the proposed activity would not cause a significant impact to the wetlands and will not require a public hearing. Mr. Chaput seconded the motion and Mr. Prause and Mr. Chaput voted in favor of the motion. Mr. Kidd, Mr. Stebe and Ms. Shanbaum voted against the motion. The motion failed two to three.

MOTION: Mr. Kidd moved to find the proposed activity would cause a significant impact to the wetlands, as defined in Section 2 Definitions Subsection (30) a. of the Inland Wetlands and Watercourses Regulations of the Town of Manchester, and will require a public hearing. Ms. Shanbaum seconded the motion and Mr. Stebe, Ms. Shanbaum and Mr. Kidd voted in favor of the motion. Mr. Chaput and Mr. Prause voted against the motion. The motion passes three to two.