

**MINUTES OF BUSINESS MEETING  
HELD BY THE PLANNING AND ZONING COMMISSION  
JANUARY 23, 2013**

**ROLL CALL:**

Members Present:    Andy Kidd, Acting Chair  
                             Eric Prause, Acting Secretary  
                             Horace Brown  
                             Michael Stebe

Alternates:         John Chaput (sitting)

Absent:             Susan Shanbaum  
                             Anthony Petrone

Also Present:       Mark Pellegrini, Director of Planning  
                             Renata Bertotti, Senior Planner  
                             Ginger MacHattie, Recording Secretary

Time Convened:    7:17 P.M.

**OLD BUSINESS:**

THE HOME DEPOT – 80 Buckland Hills Drive – to change the color of the tops of the exterior canopies on the front of the store from green to orange, their corporate color – CUD Detailed Plan Modification (2012-115)

Mr. Kidd noted the applicant was not present and explained the decision was previously tabled. The Commission was concerned about the extent of the orange color proposed and the applicant was amenable with modifying the proposal and resubmitting. He said proposed changes were submitted to the Commission.

Mr. Brown said the company is to be commended for the changes. He especially liked the repeating orange bands at the center and right side of the building. Mr. Kidd commended the applicant as well. This proposal is much more appealing.

Ms. Bertotti said Town staff has no outstanding issues regarding this application.

CUD Detailed Plan Modification (2012-115)

**MOTION:**         Mr. Brown moved to approve the CUD detailed plan modification. Mr. Stebe seconded the motion and all members voted in favor. The reason for the approval was the proposal was compatible with the existing building.

## **NEW BUSINESS:**

SAM'S REAL ESTATE BUSINESS TRUST – 69 Pavilions Drive – to expand the existing Sam's Club store by 770 sq. ft. in a CUD zone – Erosion and Sedimentation Control Plan (2012-116); CUD Detailed Plan Modification (2012-117)

Erosion and Sedimentation Control Plan (2012-116)

**MOTION:** Mr. Prause moved to approve the erosion control plan with modifications outlined in the memorandum from Derrick Gregor, Assistant Town Engineer, to Renata Bertotti, Senior Planner, dated January 23, 2013. Mr. Stebe seconded the motion and all members voted in favor.

CUD Detailed Plan Modification (2012-117)

**MOTION:** Mr. Prause moved to approve the CUD detailed plan modification with modifications outlined in the memorandum from Derrick Gregor, Assistant Town Engineer, to Renata Bertotti, Senior Planner, dated January 23, 2013. Mr. Stebe seconded the motion and all members voted in favor. The reason for the approval was the proposal is a minor modification and consistent with the approved site plan.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – to set an effective date for the newly adopted zoning regulation amendment on lot mergers – Zoning Regulation Amendment (2012-119)

Zoning Regulation Amendment (2012-119)

**MOTION:** Mr. Brown moved to set the effective date for the zoning regulation amendment for January 28, 2013. Mr. Prause seconded the motion and all members voted in favor.

## **APPROVAL OF MINUTES:**

December 6, 2012 – Workshop Minutes

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

December 17, 2012 – Special Business Meeting Minutes

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

**ELECTION OF OFFICERS:**

**MOTION:** Mr. Stebe nominated Mr. Prause as Chair. Mr. Brown seconded the nomination and all members voted in favor.

**MOTION:** Mr. Brown nominated Mr. Kidd as Vice Chair. Mr. Prause seconded the nomination and all members voted in favor.

**MOTION:** Mr. Chaput nominated Mr. Brown as Secretary. Mr. Stebe seconded the nomination and all members voted in favor.

**RECEIPT OF NEW APPLICATIONS:**

**HAYES FAMILY LIMITED PARTNERSHIP – Erosion and Sedimentation Control Plan (2013-001), Excavation Permit (2013-002)** – for excavation, site preparation, and grading for future development at 75 Buckland Street, Business V and Design Overlay zones

The Acting Chairman closed the business meeting at 7:40 p.m.

I certify these minutes were adopted on the following date:

\_\_\_\_\_  
Date                      May 6, 2013

\_\_\_\_\_  
Eric Prause, Chairman

**NOTICE:        A DIGITAL RECORDING OF THIS PUBLIC HEARING CAN  
                      BE HEARD IN THE PLANNING DEPARTMENT.**