

July 7, 2014

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**ACTIONS**  
**OF THE TOWN OF MANCHESTER**  
**PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND**  
**WATERCOURSES AGENCY**  
**FOR THE MEETING OF**  
**July 7, 2014**

**MEMBERS PRESENT:** Eric Prause  
Andy Kidd  
Michael Stebe  
Susan Shanbaum  
Julian Stoppelman (sitting)  
Teresa Ike

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**ODYSSEY COMMUNITY SCHOOL**

579 Middle Turnpike West

Special Exception Modification (2014-046)

**MOTION:** Mr. Stebe moved to approve the special exception modification 2014-046 to construct new entrance canopy, stair and ramp and modify the building lobby. Ms. Shanbaum seconded the motion and all members voted in favor.

The reason for the approval was that the proposed modifications would have no public safety impact and that the materials and design are attractive.

**MCDONALD'S USA, LLC**

184-188 Spencer Street

Special Exception (2014-039)

**MOTION:** Mr. Stoppelman moved to continue the public hearing to July 21, 2014. Ms. Shanbaum seconded the motion and all members voted in favor.

**EVERGREEN CROSSING, LLC**

July 7, 2014

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325 New State Road

Inland Wetlands Permit (2014-026); Erosion & Sedimentation Control (2014-027); PRD Zone Detailed Plan Modification (2014-028) – Request for the extension of time until July 21, 2014

**MOTION:** Mr. Stebe moved to agree to the extension. Mr. Stoppelman seconded the motion and all members voted in favor.

### RECEIPT OF NEW APPLICATIONS

1. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (2014-051)** – To delete Art. II Sec. 9.14.02 (f)(8) of the zoning regulations from Art. II, and insert it in Art. IV as a new section (Sec. 23); to revise Art. IV Sec. 23.02.05 to delete the requirement that railings and fences of sidewalk cafes must be removed and stored indoors when the sidewalk cafe is not in operation; and to revise Art. IV Sec. 23.03.03 to allow the Town to close sidewalk cafes for snow removal.
2. **HIGHLAND PARK MARKET, INC. (TIM DEVANNEY) Special Exception (2014-054); Erosion & Sedimentation Control (2014-055)** – To expand the parking lot to the west to include an additional 73 parking spaces at 277, 283, 307 (317) Highland Street, Business I zone.
3. **BOB'S DISCOUNT FURNITURE – Special Exception Modification (2014-056)** – For minor changes to approved special exception plans to add 97 parking stalls and rearrange loading areas at 428 Tolland Turnpike, GB zone.
4. **TOWN OF MANCHESTER DEPARTMENT OF PUBLIC WORKS – Erosion & Sedimentation Control (2014-060)** – For reconstruction of approximately 3,200' of road to install curb and provide geometric and drainage improvements on Hillstown Road from Bush Hill Road to Glastonbury Town Line, RR zone.