

July 21, 2014

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION / INLAND WETLANDS AND WATERCOURSES
AGENCY
FOR THE MEETING OF
JULY 21, 2014**

MEMBERS PRESENT: Eric Prause
Horace Brown
Andy Kidd
Susan Shanbaum
Julian Stoppelman – Sitting for 2014-039, 040 in place of Mr.
Brown
Teresa Ike

BOB'S DISCOUNT FURNITURE, LLC

428 Tolland Turnpike

Special Exception Modification (2014-056)

MOTION: Mr. Brown moved to approve the special exception modification 2014-056 to add parking at the existing furniture store in the GB zone, with the modifications as specified in a staff memorandum from Derrick Gregor, Assistant Town Engineer dated July 17, 2014 to Renata Bertotti, Senior Planner. Mr. Kidd seconded the motion and all members voted in favor.

The reason for the approval was that the application meets the special exception criteria.

MCDONALD'S USA, LLC

184-188 Spencer Street

Special Exception (2014-039)

July 21, 2014

MOTION: Mr. Kidd moved to approve the Special Exception 2014-039 under Article II Section 24.02.01 (d) for a restaurant with drive-through window at 184-188 Spencer Street, as shown in the last revised plans dated July 14, 2014, with the following modifications as specified in staff memoranda from:

1. Jim Mayer, Traffic Engineer, dated July 18, 2014 to Renata Bertotti, Senior Planner regarding the installation of a sign to prohibit the southbound left turn entrance from Hillstown Road and the installation of a “DO NOT BLOCK DRIVEWAY” sign at the Hillstown Road driveway.
2. Derrick Gregor, Assistant Town Engineer, dated July 18, 2014 to Renata Bertotti;
3. Raymond Myette, Jr., Design Engineer, dated July 18, 2014 to Renata Bertotti;
4. Jim Davis, Zoning Enforcement Officer, dated July 17, 2014 to Renata Bertotti;

and with the condition that the applicant add landscaping to screen the western perimeter of the chain link fence around the proposed detention basin.

Mr. Stebe seconded the motion and all members voted in favor except for Mr. Prause, who voted against. The motion passed four to one.

The reason for the approval was that the proposed use meets the special exception criteria.

Erosion and Sedimentation Control Plan (2014-040)

MOTION: Mr. Kidd moved to certify the erosion and sedimentation control plan 2014-040 with modifications as specified in a staff memorandum from Derrick Gregor, Assistant Town Engineer, dated July 18, 2014 to Renata Bertotti, Senior Planner. Mr. Stebe seconded the motion and all members voted in favor.

EVERGREEN CROSSING, LLC

325 New State Road

Inland Wetlands Permit - Determination of Significant Impact (2014-026)

MOTION: Ms. Shanbaum moved to find the proposed activities at the above referenced location as shown on the Inland Wetlands Permit application 2014-026 will not have a significant impact on the wetlands and watercourses and therefore will not require a public hearing. Mr. Brown seconded the motion and all members voted in favor.

Inland Wetlands Permit (2014-026)

July 21, 2014

MOTION: Mr. Stebe moved to approve the Inland Wetlands Permit 2014-026. Ms. Shanbaum seconded the motion and all members voted in favor.

The reason for the approval was that the proposed activity in the upland review area does not disturb the natural or indigenous character of the land by significant impact or major effect.

The approval is valid for 5 years. The work in regulated area must be completed within one year of commencement.

Erosion and Sedimentation Control Plan (2014-027)

MOTION: Mr. Stebe moved to approve the Erosion and Sedimentation Control Plan 2014-027 with modifications as specified in a staff memorandum from Derrick Gregor, Assistant Town Engineer, dated July 11, 2014 to Renata Bertotti, Senior Planner. Mr. Brown seconded the motion and all members voted in favor.

PRD Zone Detailed Plan Modification (2014-028)

MOTION: Mr. Stebe moved to approve the PRD Zone Detailed Plan Modification 2014-028 with modifications as specified in a staff memorandum from Derrick Gregor, Assistant Town Engineer dated July 11, 2014 to Renata Bertotti, Senior Planner. Mr. Brown seconded the motion and all members voted in favor.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION

Zoning Regulations Amendment (2014-051)

MOTION: Mr. Stebe moved to approve the 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 remove sidewalk cafes for snow removal. Mr. Brown seconded the motion and all members voted in favor.

The reason for the approval was that the amendment facilitates the creation and operation of sidewalk cafes.

The Zoning Regulation Amendment will be effective on August 1, 2014.

TOWN OF MANCHESTER PUBLIC WORKS

Hillstown Road (from Bush Hill Road to Glastonbury town line)

Erosion and Sedimentation Control Plan (2014-060)

July 21, 2014

MOTION: Ms. Shanbaum moved to certify the erosion and sedimentation control plan 2014-060.
Mr. Stebe seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. **WAL-MART – CUD Detailed Site Development Plan Modification (2014-061)** - For outdoor display and sale of seasonal merchandise at the front of the store at 420 Buckland Hills Drive, in the CUD zone.
2. **HARVEY KAHANER – Inland Wetlands permit (2014-062)** - For construction of single family house and proposed filling of an area of regulated wetlands at 243 Ludlow Road, Residence AA zone.
3. **MAJED NOUJAIM – Resubdivision (2014-063); Erosion & Sedimentation Control (2014-064)**
– For a resubdivision to create a new building lot from the combined portions of lots at 62 Wildwood Drive and 182 Vernon Street West, Residence AA and Rural Residence zones.
4. **WILLIAM GUINAN – Subdivision (2014-065)** - For subdivision at 436 Middle Turnpike East, RA zone.
5. **E-SQUARE INVESTMENTS, LLC – Subdivision (2014-066); Erosion and Sedimentation Control (2014-067)** – For a six-lot subdivision at 173 Wetherell Street, RB zone.