

August 4, 2014

---

**ACTIONS**  
**OF THE TOWN OF MANCHESTER**  
**PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND**  
**WATERCOURSES AGENCY/AQUIFER PROTECTION AGENCY**  
**FOR THE MEETING OF**  
**AUGUST 4, 2014**

**MEMBERS PRESENT:** Eric Prause  
Horace Brown  
Andy Kidd  
Michael Stebe  
Teresa Ike – Sitting  
Julian Stoppelman – Sitting for approval of minutes

---

**TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION**

Special Design Commercial Zone

Zoning Regulation Amendment (2014-047)

**MOTION:** Ms. Ike moved to approve the Zoning Regulation Amendment 2014-047 to allow the residential use above the first story in the Special Design Commercial Zone. Mr. Stebe seconded the motion and all members voted in favor.

The reason for the approval was that the amendment is consistent with the Plan of Conservation and Development and in keeping with permitted uses in other business zoning districts.

The Zoning Regulation Amendment will be effective on August 19, 2014.

**RAY HARPER**

194 Buckland Hills Drive, Space 1023

CUD Detailed Site Development Plan Modification (2014-073)

**MOTION:** Ms. Ike moved to approve the CUD Detailed Site Development Plan Modification for outside building elevations changes at 194 Buckland Hills Drive. Mr. Stebe seconded the motion and all members voted in favor.

August 4, 2014

---

**JOHN VONTELL**

143 Carter Street

Inland Wetlands Permit – Determination of Significance (2014-044)

**MOTION:** Mr. Stebe moved to find the proposed activities at the above referenced location as shown on the Inland Wetlands Permit application 2014-044 will not have a significant impact on the wetlands and watercourses and therefore will not require a public hearing. Ms. Ike seconded the motion and all members voted in favor.

Inland Wetlands Permit (2014-044)

**MOTION:** Mr. Stebe moved to approve the Inland Wetlands Permit 2014-044 with modifications as specified in staff memoranda from:

1. Bernard Kalansuriya, Design Engineer dated July 31, 2014 to Renata Bertotti, Senior Planner;
2. Bernard Kalansuriya, Design Engineer dated July 8, 2014 to Renata Bertotti;
3. Matthew R. Bordeaux, Environmental Planner/Wetlands Agent dated July 8, 2014 to Renata Bertotti.

Mr. Brown 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 the regulated area must be completed within one year of commencement.

Resubdivision (2014-045)

**MOTION:** Mr. Stebe moved to approve the re-subdivision of the existing lot at 143 Carter Street into two lots, with modifications as specified in staff memoranda from:

1. Bernard Kalansuriya, Design Engineer dated July 31, 2014 to Renata Bertotti, Senior Planner;
2. Bernard Kalansuriya, Design Engineer dated July 8, 2014 to Renata Bertotti;
3. Matthew R. Bordeaux, Environmental Planner/Wetlands Agent dated July 8, 2014 to Renata Bertotti.

and with the condition that the installation of sewer lateral serving the existing home at 143 Carter Street shall be completed prior to filing of mylar plans of the

August 4, 2014

---

approved subdivision. A proof of completion shall be submitted to the planning department prior to the endorsement of mylar plans.

Mr. Brown seconded the motion and all members voted in favor.

**WILLIAM GUINAN**

436 Middle Turnpike East

Special Exception and Preliminary Plan of Development (2014-050)

**MOTION:** Ms. Ike moved to approve the Special Exception and Preliminary Plan of Development to create a rear lot under the Art. III Sec. 6, with the following modifications:

1. Memo from Bernard Kalansuriya, Design Engineer dated August 4, 2014 to Renata Bertotti, Senior Planner;
2. Memo from James A. Davis, Zoning Enforcement Officer dated July 10, 2014 to Renata Bertotti;
3. Memo from Renata Bertotti, Senior Planner dated June 20, 2014 to Michael Dion;
4. That the house design and orientation match the approved preliminary site plan and the garage doors face Middle Turnpike East;
5. That there will be vegetative screening along the eastern property line.

All required modifications shall be addressed on the detailed development plan.

Mr. Stebe seconded the motion and all voted in favor.

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

**NEW CINGULAR WIRELESS PCS LLC (AT&T)**

358 South Main Street

Mandatory Referral (2014-074)

**MOTION:** Mr. Brown moved to issue a favorable referral regarding leasing of town-owned land for a telecommunication monopole tower. Ms. Ike seconded the motion and all members voted in favor.

The reason for issuing a favorable referral was that reliable wireless service is important and beneficial to the public's health, safety and welfare.

August 4, 2014

---

**APPROVAL OF MINUTES**

February 3, 2014 – Public Hearing/Business Meeting

**MOTION:** Mr. Brown moved to approve the minutes of the February 3, 2014 Public Hearing and Business Meeting. Mr. Kidd seconded the motion and all members voted in favor.

February 19, 2014 – Public Hearing/Business Meeting

**MOTION:** Mr. Brown moved to approve the minutes of the February 19, 2014 Public Hearing and Business Meeting. Mr. Kidd seconded the motion and all members voted in favor.

March 17, 2014 – Public Hearing/Business Meeting

**MOTION:** Mr. Brown moved to approve the minutes of the March 17, 2014 Public Hearing and Business Meeting. Mr. Kidd seconded the motion and all members voted in favor.

April 7, 2014 – Business Meeting

**MOTION:** Mr. Brown moved to approve the minutes of the April 7, 2014 Business Meeting. Mr. Kidd seconded the motion and all members voted in favor.

April 7, 2014 – Aquifer Protection Agency Meeting

**MOTION:** Mr. Brown moved to approve the minutes of the April 7, 2014 Aquifer Protection Agency meeting. Mr. Kidd seconded the motion and all members voted in favor.

**RECEIPT OF NEW APPLICATIONS**

1. **IGLESIA DE LA FAMILIA – Special Exception (2014-068)** – Request a special exception under Art. II Sec. 16.15.02 (c) to have a place of worship at 66 Sheldon Road, Industrial Zone.
2. **TMC NEW ENGLAND 2 LLC– Special Exception (2014-069); Erosion & Sedimentation Control (2014-070)** – Request a special exception under Art. II Sec. 9.14.02 (b) for a use that requires more than 60 parking spaces for a +/- 14,600 s.f. pharmacy with a drive-through and a +/- 3,500 s.f. bank with a drive-through at 1229 Main Street, Business III and Overlay zones.

August 4, 2014

---

3. **RAY HARPER** – CUD Detailed Site Development Plan Modification (2014-073) – For minimal renovation to re-occupy a restaurant space at 194 Buckland Hills Drive, Space 1023, CUD zone.
  
4. **TOM STAGIS** – CUD Detailed Site Development Plan Modification (2014-075) - For temporary tent sales from 9/18/14 to 10/1/14; from 9/17/15 to 9/29/15; and from 9/15/16 to 9/27/16 at 230 Hale Road, CUD zone.
  
5. **TOWN OF MANCHESTER** – Inland Wetlands Permit (2014-076); Erosion and Sedimentation Control (2014-077); Special Exception Modification (2014-078); Flood Plain Permit (2014-079) – Hockanum River Water Pollution Control Facility effluent pipe replacement at 864 Middle Turnpike West, Industrial and Rural Residence zones.