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**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND  
WATERCOURSES AGENCY  
FOR THE MEETING OF  
SEPTEMBER 3, 2014**

**MEMBERS PRESENT:** Andy Kidd, Vice Chairman  
Michael Stebe  
Susan Shanbaum  
Julian Stoppelman (Sitting)

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**WALMART**  
420 Buckland Hills Drive

CUD Detailed Site Development Plan Modification (2014-061)

**MOTION:** Mr. Stebe moved to approve the CUD Detailed Site Development Plan Modification for outdoor display of seasonal merchandise. Mr. Stoppelman seconded the motion and all members voted in favor.

**TOM STAGIS**  
230 Hale Road

CUD Detailed Site Development Plan Modification (2014-075)

**MOTION:** Mr. Stebe moved to approve the CUD Detailed Site Development Plan Modification for outdoor tent sale of appliances. Ms. Shanbaum seconded the motion and all members voted in favor.

**HIGHLAND PARK MARKET, INC.**  
277, 283, and 307 (a.k.a. 317) Highland Street

Special Exception (2014-054)

**MOTION:** Ms. Shanbaum moved to approve the Special Exception with the modifications as specified in a staff memorandum from Raymond Myette, Jr., Design Engineer, dated August 19, 2014 to Renata Bertotti, Senior Planner. Mr. Stebe seconded the motion and all members voted in favor.

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

Erosion and Sedimentation Control (2014-055)

**MOTION:** Ms. Shanbaum moved to certify the erosion and sedimentation control plan with the modifications as specified in a staff memorandum from Raymond Myette, Jr., Design Engineer, dated August 19, 2014 to Renata Bertotti, Senior Planner. Mr. Stoppelman seconded the motion and all members voted in favor.

**TOWN OF MANCHESTER**  
864 Middle Turnpike West

Inland Wetlands Permit – Determination of Significance (2014-076)

**MOTION:** Ms. Shanbaum moved to find the proposed activities will not have a significant impact on the wetlands and watercourses and therefore will not require a public hearing. Mr. Stebe seconded the motion and all members voted in favor.

**RECEIPT OF NEW APPLICATIONS**

1. **MAJED NOUJAIM – Resubdivision (2014-083); Erosion and Sedimentation Control (2014-084);** – 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.
2. **T-MOBILE NORTHEAST, LLC – Historic Zone (2014-085)** – For minor changes to an existing wireless telecommunications facility at 63 Elm Street, Historic zone.