

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND  
WATERCOURSES AGENCY  
FOR THE MEETING OF  
SEPTEMBER 15, 2014**

**MEMBERS PRESENT:** Eric Prause , Chairman  
Horace Brown, Secretary  
Susan Shanbaum  
Julian Stoppelman - Sitting  
Teresa Ike - Sitting

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**HARVEY KAHANER**  
243 Ludlow Road

Inland Wetlands Permit – Determination of Significance (2014-062)

**MOTION:** Ms. Ike moved to find the proposed activity at the above referenced location will have a significant impact on the wetlands as it involves a deposition of material which will substantially change an isolated wetland and therefore will require a public hearing. Mr. Stoppelman seconded the motion and all members voted in favor.

Inland Wetlands Permit (2014-062) – Request for time extension until October 6, 2014

**MOTION:** Mr. Stoppelman moved to consent to the extension of time to open a public hearing. Ms. Ike seconded the motion and all members voted in favor.

**COMMUNITY HEALTH RESOURCES**  
469 and 487 Center Street

Special Exception/Detailed Site Development Plan (2014-071)

**MOTION:** Ms. Ike moved to approve the Special Exception / Detailed Site Development Plan with the modifications as specified in staff memoranda from:

1. Bernard Kalansuriya, Design Engineer, dated September 12, 2014 to Renata Bertotti, Senior Planner;
2. Derrick Gregor, Assistant Town Engineer, dated September 15, 2014 to Renata Bertotti.

Ms. Shanbaum seconded the motion and all members voted in favor.

The reason for the approval was that the proposed activity meets the special exception criteria and is consistent with the approved Preliminary Site Development Plan.

Erosion & Sedimentation Control (2014-072)

**MOTION:** Mr. Stoppelman moved to certify the Erosion and Sediment Control Plan with the modifications as specified in staff memoranda from:

1. Bernard Kalansuriya, Design Engineer, dated September 12, 2014 to Renata Bertotti, Senior Planner;
2. Derrick Gregor, Assistant Town Engineer, dated September 15, 2014 to Renata Bertotti.

Ms. Shanbaum seconded the motion and all members voted in favor.

**SOUTH UNITED METHODIST CHURCH**  
1226 Main Street (a.k.a. 1208 Main Street)

Special Exception Modification (2014-082)

**MOTION:** Ms. Shanbaum moved to approve the Special Exception Modification with modifications as specified in a staff memorandum from Derrick Gregor, Assistant Town Engineer, dated August 27, 2014 to Renata Bertotti, Senior Planner. Ms. Ike seconded the motion and all members voted in favor.

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

**MAJED NOUJAIM**  
62 Wildwood Drive and 182 Vernon Street West

Resubdivision (2014-083)

**MOTION:** Ms. Shanbaum moved to approve the Re-Subdivision with the modifications as specified in staff memoranda from:

1. James Davis, Zoning Enforcement Officer, dated September 11, 2014 to Renata Bertotti, Senior Planner;
2. Bernard Kalansuriya, Design Engineer, dated September 10, 2014 to Renata Bertotti.

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

Erosion and Sedimentation Control (2014-084)

**MOTION:** Ms. Shanbaum moved to certify the Erosion and Sediment Control Plan with modifications as specified in a staff memorandum from Bernard Kalansuriya, Design Engineer, dated September 10, 2014 to Renata Bertotti, Senior Planner. Ms. Ike seconded the motion and all members voted in favor.

**WILLIAM GUINAN**  
436 Middle Turnpike East

Resubdivision (2014-065) – Request for 65-day time extension

**MOTION:** Mr. Stoppelman moved to consent to the extension of time. Ms. Ike seconded the motion and all members voted in favor.

**E-SQUARE INVESTMENTS, LLC**  
173 Wetherell Street

Subdivision (2014-066) – Request for time extension until October 6, 2014

**MOTION:** Ms. Shanbaum moved to consent to the extension of time. Ms. Ike seconded the motion and all members voted in favor.

Erosion and Sedimentation Control (2014-067) – Request for time extension until October 6, 2014

**MOTION:** Ms. Ike moved to consent to the extension of time. Ms. Shanbaum seconded the motion and all members voted in favor.

**APPROVAL OF MINUTES**

April 21, 2014 –Business Meeting

**MOTION:** Mr. Brown moved to table this item. Ms. Shanbaum seconded the motion and all members voted in favor.

**RECEIPT OF NEW APPLICATIONS**

1. **TOWN OF MANCHESTER DEPARTMENT OF PUBLIC WORKS –**  
Administrative Inland Wetlands Permit (2014-087); Erosion And Sedimentation Control (2014-088); Flood Plain Permit (2014-089) – For reconstruction of approximately 2,800 lineal feet of New State Road from Hockanum River to Adams Street.