

OCTOBER 20, 2014

ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/
INLAND WETLANDS AND WATERCOURSES AGENCY
FOR THE MEETING OF
OCTOBER 20, 2014

MEMBERS PRESENT: Eric Prause , Chairman
Andy Kidd, Vice Chairman
Horace Brown, Secretary
Michael Stebe
Susan Shanbaum
Julian Stoppelman

TMC NEW ENGLAND 2 LLC

1229 Main Street, 27 & 31 Charter Oak Street

Special Exception (2014-069) – Request for continuation until November 3, 2014

MOTION: Mr. Stebe moved to approve the continuation of public hearing until November 3, 2014.
Ms. Shanbaum seconded the motion and all members voted in favor.

HARVEY KAHANER

243 Ludlow Road

Inland Wetlands Permit (2014-062)

MOTION: Ms. Shanbaum moved to approve the inland wetlands permit with modifications as specified in a staff memorandum from Ray Myette, Jr., P.E., Design Engineer dated September 10, 2014 to Renata Bertotti, Senior Planner. Mr. Stebe seconded the motion and all members voted in favor.

The reason for the approval was that a feasible and prudent alternative does not exist.

OCTOBER 20, 2014

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

E-SQUARE INVESTMENTS, LLC

173 Wetherell Street

Subdivision (2014-066)

MOTION: Mr. Kidd moved to approve the subdivision of 173 Wetherell Street with modifications as specified in staff memoranda from:

1. James Davis, Zoning Enforcement Officer dated October 2, 2014 to Renata Bertotti, Senior Planner
2. Bernard Kalansuriya, P.E. Design Engineer date October 8, 2014 to Renata Bertotti.

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

Erosion and Sedimentation Control (2014-067)

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

TOWN OF MANCHESTER

864 Middle Turnpike West

Inland Wetlands Permit (2014-076)

MOTION: Mr. Brown moved to approve the inland wetlands permit with modifications as specified in a staff memorandum from Bernard Kalansuriya, P.E. Design Engineer date October 14, 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 activity in the regulated area does not disturb the natural and 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.

OCTOBER 20, 2014

Erosion And Sedimentation Control (2014-077)

MOTION: Mr. Brown moved to approve the erosion and sedimentation control plan with modifications as specified in a staff memorandum from Bernard Kalansuriya, P.E. Design Engineer date October 14, 2014 to Renata Bertotti, Senior Planner

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

Special Exception Modification (2014-078)

MOTION: Mr. Brown moved to approve the special exception modification with modifications as specified in a staff memorandum from Bernard Kalansuriya, P.E. Design Engineer date October 14, 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 proposed activity meets the special exception criteria.

Flood Plain Permit (2014-079)

MOTION: Mr. Brown moved to approve the flood plain permit with modifications as specified in a staff memorandum from Bernard Kalansuriya, P.E. Design Engineer date October 14, 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 proposed activity will result in no net loss in flood storage capacity.

TMC NEW ENGLAND 2 LLC

1229 Main Street, 27 & 31 Charter Oak Street

Erosion and Sedimentation Control (2014-070) – Request for extension until November 3, 2014

MOTION: Mr. Stebe moved to agree to the extension of time until November 3, 2014. Ms. Shanbaum seconded the motion and all members voted in favor.

Design Overlay Zone (2014-069) – Request for extension until November 3, 2014

MOTION: Mr. Stebe moved to agree to the extension of time until November 3, 2014. Ms. Shanbaum seconded the motion and all members voted in favor.

OCTOBER 20, 2014

JOHN VONTELL

143 Carter Street

Resubdivision (2014-045) - Request for extension of time under CGS 8-25 for filing approved subdivision plans

MOTION: Mr. Stebe moved to approve the request for extension of time to file the approved subdivision plans with the Town Clerk. Ms. Shanbaum seconded the motion and all members voted in favor.

The extension is for 90 days, until February 19, 2015.

APPROVAL OF MINUTES

April 21, 2014 –Business Meeting

MOTION: Mr. Brown moved to approve the minutes with the following change to page 4 of the draft minutes:

Replace: “He is proposing the addition of eight two- bedrooms, an equivalent of 16 beds. This proposal includes conversion of the existing 14 two- bedrooms into 14 single-bed rooms and conversion of a nurse’s station into one additional two bed-room.”

With: “He is proposing the addition of eight two- bedrooms, an equivalent of 16 beds and a conversion of the existing rooms into 16 single-bed rooms.”

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

May 5, 2014 – Public Hearing/Business Meeting

MOTION: Mr. Brown moved to approve the minutes as written. Ms. Shanbaum seconded the motion and all members voted in favor.

June 2, 2014 – Public Hearing/Business Meeting

MOTION: Mr. Brown moved to approve the minutes as written. Ms. Shanbaum seconded the motion and all members voted in favor.