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**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION  
FOR THE MEETING OF  
NOVEMBER 17, 2014**

**MEMBERS PRESENT:** Eric Prause , Chairman - Sitting  
Andy Kidd, Vice Chairman - Sitting  
Horace Brown, Secretary - Sitting  
Michael Stebe - Sitting  
Susan Shanbaum - Sitting  
Julian Stoppelman  
Donald Palmer  
Teresa Ike

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**TMC NEW ENGLAND 2 LLC**

1229 Main Street, 27 Charter Oak Street, and 31 Charter Oak Street

Special Exception (2014-069)

**MOTION:** Mr. Kidd moved to approve the special exception with the modifications specified in staff memoranda from:

1. Derrick Gregor, Assistant Town Engineer, dated October 6, 2014 and his email dated October 31, 2014 to Renata Bertotti, Senior Planner;
2. James Davis, Zoning Enforcement Officer, dated October 2, 2014 to Renata Bertotti; and
3. Raymond Myette, Jr., Design Engineer, dated October 2, 2014 to Renata Bertotti;

and with the following conditions:

1. If the outbuilding on the approved plan is not a bank as identified in the traffic report, plans and a traffic report must be submitted to the PZC for review and approval of the new use;

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2. That the applicant returns to the PZC for review and approval of the architectural appearance for the outbuilding once the occupant / use is known.

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

The reason for the approval was that the proposal met the special exception requirements.

Design Overlay (2014-069)

**MOTION:** Mr. Kidd moved to approve the construction of a new building in a Design Overlay Zone, with the modifications that the exterior finish material schedule on the approved building elevation plan be updated to change the color of elements labeled X2 and X4 from “Cotton” to “Pearl.”

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

The reason for the approval was that the proposed building met the criteria of Article II Section 25.

Erosion and Sedimentation Control (2014-070)

**MOTION:** Mr. Kidd moved to certify the erosion and sediment control plan with the modifications specified in staff memoranda from Derrick Gregor, Assistant Town Engineer, dated October 6, 2014 to Renata Bertotti, Senior Planner.

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

**WILLIAM GUINAN**

436 Middle Turnpike East

Resubdivision (2014-065)

**MOTION:** Mr. Brown moved to approve the re-subdivision application with the modifications specified in staff memoranda from:

1. Bernard Kalansuriya, P.E., Design Engineer, dated October 27, 2014 to Renata Bertotti, Senior Planner.

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

The reason for the approval was that the application meets the requirements of the Manchester subdivision regulations.

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Special Exception/Detailed Plan of Development (2014-091)

**MOTION:** Ms. Shanbaum moved to table the special exception detailed plan of development until December 1, 2014. Mr. Stebe seconded the motion and all members voted in favor.

**IGLESIA DE LA FAMILIA**

66 Sheldon Road

Special Exception (2014-068)

**MOTION:** Mr. Kidd moved to approve the special exception with the modifications specified in staff memoranda from:

1. Jim Mayer, Traffic Engineer, dated November 12, 2014 to Renata Bertotti, Senior Planner;
2. Jim Davis, Zoning Enforcement Officer dated October 21, 2014 to Renata Bertotti.

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

The reason for the approval was that the proposal met the special exception criteria.

**ALLIANCE ENERGY, LLC**

1527 Pleasant Valley Road

Special Exception Modification (2014-098)

**MOTION:** Mr. Stebe moved to table the application until December 1, 2014. Ms. Shanbaum seconded the motion and all members voted in favor.

Design Overlay (2014-098)

**MOTION:** Mr. Stebe moved to table the application until December 1, 2014. Ms. Shanbaum seconded the motion and all members voted in favor.

**RECEIPT OF NEW APPLICATIONS**

1. MANCHESTER MANOR REALTY, LLP – Site plan modification (2014-102) - For construction of two parking areas adding a total of 17 additional spaces at 385 West Center Street.