

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION  
FOR THE MEETING OF  
DECEMBER 1, 2014**

**MEMBERS PRESENT:** Eric Prause , Chairman  
Andy Kidd, Vice Chairman  
Horace Brown, Secretary  
Michael Stebe  
Susan Shanbaum  
Teresa Ike  
Patrick Kennedy

---

**ALLIANCE ENERGY, LLC**

1527 Pleasant Valley Road

Special Exception Modification (2014-098)

**MOTION:** Ms. Shanbaum moved to approve the special exception modification as shown on the revised plans dated November 21, 2014, sheets A-4 and A-5. Mr. Stebe seconded the motion and all members voted in favor.

The reasons for the approval were that the proposed façade changes are compatible with the neighborhood and meet the special exception requirements.

Design Overlay Review (2014-098)

**MOTION:** Ms. Shanbaum moved to approve façade changes to the existing building in a Design Overlay Zone as shown on the revised plans dated November 21, 2014, sheets A-4 and A-5. Mr. Kidd seconded the motion and all members voted in favor.

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

DECEMBER 1, 2014

---

**T-MOBILE NORTHEAST, LLC**

Zoning Regulation Amendment (2014-097)

**MOTION:** Mr. Brown moved to modify the request and approve the zoning regulation amendment at Art. IV, Sec. 19.04.1(b), Sec. 19.04.2(b), and 19.04.3(b) to state:

“No panel antenna shall exceed 96 inches in height and 24 inches in width.”

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

The reason for the approval was that the proposed amendment meets the needs of new and changing technology.

The regulation amendment will be effective December 19, 2014.

**WILLIAM GUINAN**

436 Middle Turnpike East

Special Exception/Detailed Site Development Plan (2014-091) – Request for 65-day extension

**MOTION:** Ms. Shanbaum moved to consent to a 65-day extension of time to open a public hearing. Mr. Stebe seconded the motion and all members voted in favor.

**RICHARD P. HAYES, SR. & RICHARD P. HAYES, JR.**

1480 Tolland Turnpike

Excavation Permit (2014-092) – Request for extension until January 5, 2015

**MOTION:** Mr. Brown moved to consent to an extension of time until January 5, 2015. Ms. Shanbaum seconded the motion and all members voted in favor.

Erosion & Sedimentation Control (2014-093) – Request for extension until January 5, 2015

**MOTION:** Mr. Brown moved to consent to an extension of time until January 5, 2015. Ms. Shanbaum seconded the motion and all members voted in favor.

**APPOINTMENTS TO CAPITOL REGIONAL PLANNING COMMISSION**

DECEMBER 1, 2014

---

**MOTION:** Mr. Kidd moved to appoint Mr. Brown as a regular member and Mr. Stoppelman as an alternate member to the Capitol Regional Planning Commission. Ms. Shanbaum seconded the motion and all members voted in favor.

**APPROVAL OF MINUTES**

October 22, 2014 – Workshop Meeting

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

**RECEIPT OF NEW APPLICATIONS**

1. COMMUNITY HEALTH RESOURCES – Special Exception (2014-104); Erosion and Sedimentation Control Plan (2014-105); Design Overlay Review (2014-106) – Request a special exception under Art. II Sec. 9.14.02(b) for a new office building which requires more than 60 parking spaces and associated erosion and sedimentation control plan and design overlay review at 444 and 470 Center Street, Business II and Design Overlay Zones.