

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
FEBRUARY 19, 2014**

MEMBERS PRESENT: Eric Prause
Andy Kidd
Horace Brown
Julian Stoppelman - sitting
Donald Palmer-sitting

RIPLEY HILL DEVELOPMENT, LLC
717, 727 and 743 Tolland Turnpike

Erosion and Sedimentation Control Plan (2013-072)

MOTION: Mr. Kidd moved to approve the erosion and sediment control plan with the modifications in the memorandum from Raymond Myette, Jr., Design Engineer, dated February 13, 2014 to Renata Bertotti, Senior Planner. Mr. Stoppelman seconded the motion and all members voted in favor.

PRD Zone Detailed Site Development Plan (2013-073)

MOTION: Mr. Stoppelman moved to approve the PRD zone detailed site development plan, and to grant a landscaping waiver under Article II Section 7.04.03 (b) 1 as requested and shown on the approved plans, with the modifications in the memorandum from Raymond Myette, Jr., Design Engineer dated February 13, 2014 to Renata Bertotti, Senior Planner. Mr. Brown seconded the motion and all members voted in favor.

MANCHESTER COUNTRY CLUB, INC.
305 South Main Street

Special Exception Modification (2014-001)

MOTION: Mr. Brown moved to approve the special exception modification under Article II Section 2.02.07 for installation of 30' high golf ball-net structure, to construct an 18'x 30' metal golf storage building with a lean-to, and to install a 500-gallon above ground fuel tank at Manchester Country Club with the modifications in the memorandum from Raymond Myette, Jr., Design Engineer dated February 18, 2014 to Renata Bertotti, Senior Planner. Mr. Stoppelman seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

October 7, 2013 – Business Meeting

MOTION: Mr. Stoppelman moved to approve the minutes of October 7, 2013 business meeting. Mr. Palmer seconded the motion and all members voted in favor.

CUMBERLAND FARMS, INC.

271 and 275 Main Street and 13 Middle Turnpike East

Special Exception (2013-078)

MOTION: Mr. Kidd moved to approve a special exception under the Article II Section 11.02.01 for a gasoline service station and a convenience store because the proposal met the special exception criteria. The special exception was approved with the modifications in the memoranda from Raymond Myette, Jr., Design Engineer dated January 31, 2014 to Renata Bertotti, Senior Planner; Russell Johnston, Eighth Utilities District Sewer dated January 21, 2014 to Renata Bertotti; and James Davis, Zoning Enforcement Officer dated January 23, 2014 to Renata Bertotti; and the modification that the retaining wall on the east side of the property be field stone veneer matching fieldstone used elsewhere on the property; and with the condition that the Town Traffic Engineer monitor the full access driveway on Main Street for one year from the opening of facility. If the driveway is found not to operate safely the applicant is required to return to the Commission to modify the driveway movement. Mr. Brown seconded the motion and all members voted in favor.

Design Overlay Zone (2013-078)

MOTION: Mr. Brown moved to approve the proposed location and design of the new building because the building met the general standards for new construction and is consistent with the purpose of the Design Overlay Zone. Mr. Stoppelman seconded the motion and all members voted in favor.

Erosion and Sedimentation Control Plan (2013-079)

MOTION: Mr. Brown moved to approve the erosion and sediment control plan with the modifications in the memorandum from Raymond Myette, Jr., Design Engineer dated January 31, 2014 to Renata Bertotti, Senior Planner. Mr. Stoppelman seconded the motion and all members voted in favor.