
**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
May 5, 2014**

MEMBERS PRESENT: Eric Prause
Horace Brown
Michael Stebe
Susan Shanbaum
Julian Stoppelman - Sitting
Donald Palmer

E-SQUARE INVESTMENTS, LLC
173 Wetherell Street

Special Exception (2014-022)

MOTION: Ms. Shanbaum moved to approve the Special Exception 2014-022 to create a rear lot for a two-family house with the modifications as specified in staff memoranda from Bernard Kalansuriya, Design Engineer, dated April 24, 2014 to Renata Bertotti, Senior Planner. Mr. Brown seconded the motion and all members voted in favor.

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

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION

Zoning Regulation Amendment (2014-023)

MOTION: Ms. Shanbaum moved to approve the Zoning Regulation Amendment 2014-023 of Art. II Sec. 7.04.03 (b) 2 to reduce the additional usable recreation area requirement for each bedroom in excess of 2 per dwelling unit from 1000 sq ft to 250 sq ft per room; to allow recreation area to be centrally located or distributed through the development; and to specify improvements that may be made to recreation areas in PRD zone, with the following modifications:

1. In the first sentence of the first paragraph of the proposed added text in Art. II Sec. 7.04.03 (b) 2, add "(s)," changing the phrase "usable recreation area" to "usable recreation area(s)."
2. In the first sentence of the third paragraph of proposed added text, insert a comma after the phrase "At minimum."

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

The reason for the approval is to create a more reasonable requirement and to allow a greater focus on the quality, location, and treatment of the required open space.

The Zoning Regulation Amendment will be effective on May 23, 2014.

KEYSTONE NOVELTIES DISTRIBUTORS, LLC
170 Slater Street

CUD Detailed Plan Modification (2014-016)

MOTION: Mr. Stebe moved to approve the CUD Detailed Plan Modification to erect a temporary structure for the sale of fireworks between June 25, 2014 and July 5, 2014. Mr. Brown seconded the motion and all members voted in favor.

VH, LLC
594 Tolland Turnpike

Inland Wetlands Permit – Determination of Significance (2014-009)

MOTION: Mr. Stebe moved to find the proposed activities at above referenced location as shown on the Inland Wetlands Permit application 2014-009 will not have a significant impact on the wetlands and watercourses and therefore will not require a public hearing. Ms. Shanbaum seconded the motion and all members voted in favor.

VH, LLC
594 Tolland Turnpike

Inland Wetlands Permit (2014-009)

MOTION: Mr. Brown moved to approve the Inland Wetlands Permit 2014-009 with the modifications as specified in staff memoranda from Derrick Gregor, Assistant Town Engineer dated April 29, 2014 to Renata Bertotti, Senior Planner. Mr. Stebe seconded the motion and all members voted in favor.

The reason for the approval was that the applicant has fulfilled the permit application requirements and has proposed reasonable measures to mitigate the impacts of the regulated activity.

The permit is valid for five years. Work in the wetlands shall be completed within one year from the commencement of the activity in the regulated area.

VH, LLC
594 Tolland Turnpike

Erosion and Sedimentation Control (2014-010)

MOTION: Mr. Stebe moved to approve the Erosion and Sedimentation Control Plan 2014-010 with the modifications as specified in staff memoranda from Derrick Gregor, Assistant Town Engineer dated April 29, 2014 to Renata Bertotti, Senior Planner. Mr. Stoppelman seconded the motion and all members voted in favor.

VH, LLC
594 Tolland Turnpike

PRD Detailed Site Development Plan (2014-011)

MOTION: Mr. Stoppelman moved to approve the PRD Detailed Site Development Plan 2014-011 with the modifications as specified in staff memoranda from:

1. Derrick Gregor, Assistant Town Engineer dated April 29, 2014 to Renata Bertotti, Senior Planner;
2. James Davis, Zoning Enforcement Officer, dated April 24, 2014 to Renata Bertotti;
3. Kenneth Roback, Fire Marshal, dated April 28, 2014 to Renata Bertotti to relocate hydrant from the cul-de-sac to either side of the visitor parking space between Unit 4 (#11) and Unit 5 (#19); and
4. Raymond Myette, Jr., Design Engineer, dated April 24, 2014 to Renata Bertotti;

and with the following condition:

1. That the applicant applies for an inland wetlands and watercourses permit and the re-subdivision approval to create two lots as shown on the approved PRD Detailed Plan;

and granted the requested landscaping waiver under Article II Section 7.04.03 (b) 1 of the zoning regulations.

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

The reason for the approval was that the PRD Detailed Plan of Development is consistent with the PRD Preliminary Plan of Development.

FAIRFIELD INN & SUITES
121 Pavilions Drive

CUD Detailed Site Development Plan Modification (2014-031)

MOTION: Mr. Stebe moved to approve the CUD Detailed Plan Modification for exterior changes to the existing building. Ms. Shanbaum seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

January 22, 2014 – Public Hearing/Business Meeting

MOTION: Mr. Brown moved to approve the minutes of the January 22, 2014 Public Hearing and Business Meeting. Mr. Stebe seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

Highland Park Market, Inc. – 277 Highland Street – Zone Change (2014-035) – Zone change to Business I for 277, 283, and 307 Highland Street and a landlocked strip of land abutting to the north thereof, Residence A, Residence AA, and Off Street Parking zones.