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**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND  
WATERCOURSES AGENCY  
FOR THE MEETING OF  
June 2, 2014**

**MEMBERS PRESENT:** Eric Prause  
Horace Brown  
Andy Kidd  
Michael Stebe  
Susan Shanbaum  
Julian Stoppelman

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**HIGHLAND PARK MARKET, INC**  
277, 283, and 307 Highland Street.

Zone Change (2014-035)

**MOTION:** Mr. Brown moved to approve the zone change from Residence A, Residence AA, and Off Street Parking zones to Business I zone at 277, 283, and 307 Highland Street. Ms. Shanbaum seconded the motion and all members voted in favor.

The reasons for the approval are that in this particular circumstance the proposed zone change is consistent with the Plan of Conservation and Development, because it is a continuation of a historic use at this location that has expanded over time and serves the suburban residential neighborhood; and that it is compatible with a suburban designation in the Plan.

The zone change will be effective on June 20<sup>th</sup>, 2014.

**VH, LLC.**  
594 Tolland Turnpike

Inland Wetlands Permit – Determination of Significance (2014-041)

**MOTION:** Mr. Stebe moved to find the proposed activities will not have a significant impact on the wetlands and watercourses and therefore will not require a public hearing. Mr. Brown seconded the motion and all members voted in favor.

Inland Wetlands Permit (2014-041)

**MOTION:** Mr. Stebe moved to approve the Inland Wetlands Permit. Mr. Brown seconded the motion and all members voted in favor.

The reason for the approval is that there is no proposed disturbance within the inland wetlands or inland wetlands upland regulated area.

Re-subdivision (2014-042)

**MOTION:** Ms. Shanbaum moved to approve the re-subdivision of 594 Tolland Turnpike into two lots and connection of utility laterals to the existing single family house at 594 Tolland Turnpike, PRD zone, with the modifications as specified in staff memoranda from:

1. Derrick Gregor, Assistant Town Engineer dated May 23, 2014 to Renata Bertotti, Senior Planner;
2. James Davis, Zoning Enforcement Officer dated May 21, 2014 to Renata Bertotti, Senior Planner;
3. Renata Bertotti, Senior Planner to VH, LLC dated May 19, 2014 to Renata Bertotti, Senior Planner;

and accepted a fee in lieu of open space dedication in the amount of \$2,000 per lot.

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

**RECEIPT OF NEW APPLICATIONS**

1. **MCDONALD'S USA, LLC – Special Exception (2014-039); Erosion And Sedimentation Control (2014-040);** – Requesting a Special Exception under Art. II Section 24.02.01 (d) for construction of a 4,302 square foot restaurant with drive-through window and 56 parking spaces at 184-188 Spencer Street, GB zone.
2. **VONTELL, JOHN – Inland Wetlands Permit (2014-044); Subdivision/Resubdivision (2014-045);** – For re-subdivision of an existing lot into two at 143 Carter Street, RR zone.
3. **ODYSSEY COMMUNITY SCHOOL – Special Exception Modification (2014-046);** To add a new entrance canopy at the front of the existing building at 579 West Middle Turnpike, GB zone.