

February 18, 2015

ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
FEBRUARY 18, 2015

MEMBERS PRESENT: Eric Prause , Chairman
Horace Brown, Secretary
Michael Stebe
Patrick Kennedy – Sitting
Teresa Ike – Sitting

RICHARD P. HAYES SR. & RICHARD P. HAYES, JR. – BARNINI PROPERTIES CT, LLC

1480 Tolland Turnpike

Excavation Permit (2015-011)

MOTION: Mr. Kennedy moved to approve the excavation permit for a commercial pit. Ms. Ike seconded the motion and all members voted in favor.

Erosion & Sedimentation Control (2015-012)

MOTION: Mr. Kennedy moved to approve the erosion and sediment control plan with modifications as specified in a staff memorandum from Derrick Gregor, P.E., Assistant Town Engineer, to Renata Bertotti, Senior Planner, dated February 18, 2015. Ms. Ike seconded the motion and all members voted in favor.

T-MOBILE NORTHEAST, LLC

63 Elm Street

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Site Plan Modification (2015-005)

MOTION: Mr. Kennedy moved to approve the site plan modification with the condition that the antennas, bands, mast pipes and any covering for the cable be painted to match the existing brick. Ms. Ike seconded the motion and all members voted in favor.

TWO SIXTY TOLLAND TURNPIKE, LLC

260 Tolland Turnpike

Inland Wetlands Permit – Determination of Significance (2015-007)

MOTION: Mr. Kennedy moved to find the proposed activities at the above referenced location as shown on the Inland Wetlands Permit application 2015-007 will not have a significant impact on the wetlands and watercourses and therefore will not require a public hearing. Ms. Ike seconded the motion and all members voted in favor.

Inland Wetlands Permit (2015-007)

MOTION: Mr. Kennedy moved to approve the inland wetlands permit with modifications as specified in staff memoranda from:

1. James Davis, Zoning Enforcement Officer, dated February 4, 2015 to Renata Bertotti, Senior Planner
2. Bernard Kalansuriya, P.E., Design Engineer, dated February 4, 2015 to Renata Bertotti, Senior Planner.

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

The reason for the approval was that a feasible and prudent alternative does not exist.

The approval is valid for 5 years. The work in the regulated area must be completed within one year of commencement.

TOWN OF MANCHESTER DEPARTMENT OF PUBLIC WORKS

22 and 26 Bissell Street, 86 Cottage Street, and 19 and 29 Birch Street

Erosion and Sedimentation Control Plan (2015-001)

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MOTION: Mr. Kennedy moved to approve the erosion control plan for the Downtown Parking lot improvements with modifications as specified in a staff memorandum from James Davis, Zoning Enforcement Officer, to Renata Bertotti, Senior Planner, dated January 22, 2015.

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

Mandatory Referral (2015-002)

MOTION: Mr. Kennedy moved to issue a favorable report on the Downtown Parking Lot Improvement Project. Ms. Ike seconded the motion and all members voted in favor.

The reason for the approval was that the proposal is consistent with the Manchester 2020 Plan of Conservation and Development goal of revitalizing existing commercial centers and areas of mixed use development.

COMMUNITY HEALTH RESOURCES

444 and 470 Center Street

Special Exception (2014-104)

MOTION: Mr. Stebe moved to table decision on the Special Exception application to the next regularly scheduled meeting. Mr. Brown seconded the motion and Mr. Prause and Ms. Ike voted in favor. Mr. Kennedy voted against the motion. The motion passed four to one.

Erosion and Sedimentation Control (2014-105)

MOTION: Mr. Stebe moved to table decision on the erosion and sedimentation control plan to the next regularly scheduled meeting. Ms. Ike seconded the motion and Mr. Prause and Mr. Brown voted in favor. Mr. Kennedy voted against the motion. The motion passed four to one.

Design Overlay (2014-106)

MOTION: Mr. Stebe moved to table decision on the Design Overlay zone review to the next regularly scheduled meeting. Ms. Ike seconded the motion and Mr. Prause and Mr. Brown voted in favor. Mr. Kennedy voted against the motion. The motion passed four to one.

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HIGHLAND OAKS CORPORATION

49, 89, 90, 99, 110, 115 129, 130, 139, 149, 159, and 169 Castle Hill and 10, 19, 20, 29, 30, 39, 40, and 60 Collingridge Drive.

PRD Zone Change and Preliminary Plan of Development (2014-111)

MOTION: Mr. Kennedy moved to approve the zone district change from Residence AA zone to Planned Residential Development zone and the Preliminary Plan of Development for 35-lot development of one-family and duplex-type homes with modifications as specified in staff memoranda from:

1. Derrick Gregor, Assistant Town Engineer, dated February 12, 2015 to Renata Bertotti, Senior Planner;
2. Raymond Myette, Jr., Design Engineer, dated February 12, 2015 to Renata Bertotti, Senior Planner; and
3. James Davis, Zoning Enforcement Officer, dated February 12, 2015 to Renata Bertotti.

Mr. Stebe seconded the motion and Mr. Prause and Mr. Brown voted in favor. Ms. Ike voted against the motion. The motion passed four to one.

The reason for the approval is that the proposed amendment is in keeping with Manchester 2020, the Town's Plan of Conservation and Development, which designates this area as Suburban on the Character Map.

The zone district change is effective March 6, 2015.

MOTION: Mr. Kennedy moved to continue the meeting beyond 11 P.M. Mr. Stebe seconded the motion and Mr. Prause and Mr. Brown voted in favor. Ms. Ike voted against the motion. The motion passed four to one.

JOHN VONTELL

143 Carter Street

Request for extension under CGS 8-25 to file mylars

MOTION: Mr. Kennedy moved to approve the extension of time to record mylars in the Town Clerk's office by 90 days to May 20, 2015. Ms. Ike seconded the motion and all members voted in favor.

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RECEIPT OF NEW APPLICATIONS

1. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendment (2015-008)** - To revise Art. I Sec. 2 to add a definition for "horticulture" and to revise Art. II Sec. 16.13 to add horticulture to the list of permitted uses in the Industrial Zone.
2. **RANGE MANAGEMENT, LLC – Resubdivision (2015-010)** – For a 2-lot resubdivision at 441 & 419 Middle Turnpike West.
3. **RICHARD P. HAYES, SR. & RICHARD P. HAYES, JR. - BARNINI PROPERTIES CT, LLC- Excavation Permit (2015-011); Erosion & Sedimentation Control Plan (2015-012)** – For proposed excavation, regrading and storm water management work to be performed at 1480 Tolland Turnpike.