

March 16, 2015

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
MARCH 16, 2015**

MEMBERS PRESENT: Eric Prause , Chairman
Andy Kidd, Vice Chairman
Horace Brown, Secretary
Susan Shanbaum
Julian Stoppelman – Sitting
Patrick Kennedy
Teresa Ike

RANGE MANAGEMENT, LLC

441 & 419 Middle Turnpike West

Resubdivision (2015-010)

MOTION: Mr. Kidd moved to approve the re-subdivision to divide the existing parcel so that each existing building and its associated parking and access are located on their own separate lot. Ms. Shanbaum seconded the motion and all members voted in favor.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION

Zoning Regulation Amendment (2015-008)

March 16, 2015

MOTION: Mr. Stoppelman moved to approve the zoning regulation amendment 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. Ms. Shanbaum seconded the motion and all members voted in favor.

The reason for the approval was that the proposed regulation amendment is consistent with the goals and objectives of Growth Management Principle 3 of the Manchester’s Plan of Conservation and Development A and B – develop strategies to attract desirable industries and incentivize adaptive reuse of vacant and underutilized sites and buildings. The Economic Development Commission supports the adoption of the amendment.

The zoning regulation amendment will become effective on April 1, 2015.

APPROVAL OF MINUTES

August 4, 2014 –Public Hearing/Business Meeting

MOTION: Mr. Brown moved to adopt the minutes of the August 4, 2014 public hearing and business meeting as written. Mr. Kidd seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. **SERGIO SQUATRITO - Inland Wetlands Permit (2015-017)** - For installation of an in-ground swimming pool, 1,000 sq. ft. of patio, and a pool shed at 81 Steele Farm Drive.
2. **OUTBACK STEAKHOUSE OF FLORIDA, LLC – CUD Detailed Plan Modification (2015-018)**– For replacement of exterior façade for Outback Steakhouse at 170 Hale Road.
3. **TOWN OF MANCHESTER DEPARTMENT OF PUBLIC WORKS – Erosion and Sedimentation Control Plan (2015-020); Mandatory Referral (2015-022)** – For road improvements and sidewalk installation along 5,550 lineal feet of Spencer Street from East Hartford town line to Hillstown Road and South to Wetherell St.

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4. **CENTRO BRADLEY MANCHESTER I, LLC - CUD Preliminary Site Development Plan/Detailed Site Development Plan (2015-023)** – For a fitness club at 49 Pavilions Drive.