

April 1, 2015

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
APRIL 1, 2015**

MEMBERS PRESENT: Andy Kidd, Acting Chair
Horace Brown, Secretary
Michael Stebe
Susan Shanbaum
Julian Stoppelman
Patrick Kennedy – Sitting

SERGIO SQUATRITO

81 Steele Farm Drive

Inland Wetlands Permit – Determination of Significance (2015-017)

MOTION: Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the Inland Wetlands Permit application 2015-017 will not have a significant impact on the wetlands and therefore will not require a public hearing. Ms. Shanbaum seconded the motion and all members voted in favor.

Inland Wetlands Permit (2015-017)

MOTION: Mr. Kennedy moved to approve the inland wetlands permit. Mr. Brown seconded the motion and all members voted in favor.

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The reason for the approval was the proposed activity does not disturb the natural or indigenous character of the land by significant impact or major effect.

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

OUTBACK STEAKHOUSE OF FLORIDA, LLC

170 Hale Road

CUD Detailed Plan Modification (2015-018)

MOTION: Mr. Kennedy moved to approve a non-material change to the approved CUD Zone Detailed Plan. Mr. Stebe seconded the motion and all members voted in favor.

CENTRO BRADLEY MANCHESTER I, LLC

49 Pavilions Drive

CUD Preliminary and Detailed Site Development Plan Modification (2015-023)

MOTION: Mr. Kennedy moved to approve the CUD Preliminary and Detailed Plan Modification for a proposed change of 38,688 +/- sq. ft. from Land Use Type I (Retail) to Land Use Type VI in Land Use Area "A" at 49 Pavilions Drive with the modifications:

1. As specified in a staff memorandum from Raymond Myette, Jr., Design Engineer dated March 25, 2015 to Renata Bertotti, Senior Planner, and
2. To correct the sign error on the property and replace the existing "Keep Right" sign on the west side of the driveway with the previously approved "Right Turn Only" sign.

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

The reason for the approval was that the proposed land use change, as well as traffic and utility impacts of the proposed development, are consistent with the purpose and intent of a Comprehensive Urban Development (CUD) zone in Article II Sec. 8.01.

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TOWN OF MANCHESTER DEPARTMENT OF PUBLIC WORKS

Spencer Street and Hillstown Road

Erosion and Sedimentation Control Plan (2015-020)

MOTION: Mr. Kennedy moved to approve the erosion control plan. Mr. Stebe seconded the motion and all members voted in favor.

Mandatory Referral (2015-022)

MOTION: Mr. Kennedy moved to issue a favorable report on the Spencer Street and Hillstown Road road improvement project. Mr. Stebe seconded the motion and all members voted in favor.

The reason for the proposal is consistent with the Manchester 2020 Plan of Conservation and Development and specifically with the *GMP4: Concentrate Development Around Transportation Nodes and Major Transportation Corridors* Goals A and C.

APPROVAL OF MINUTES

September 3, 2014 – Public Hearing/Business Meeting

MOTION: Mr. Brown moved to approve the minutes of the September 3, 2014 Public Hearing and Business Meeting. Mr. Stebe seconded the motion and all members voted in favor.

September 15, 2014 – Public Hearing/Business Meeting

MOTION: Mr. Brown moved to approve the minutes of the September 15, 2014 Public Hearing and Business Meeting. Mr. Stebe seconded the motion and all members voted in favor.

February 18, 2015 – Public Hearing

MOTION: Mr. Brown moved to approve the minutes of the February 18, 2015 Public Hearing. Mr. Stebe seconded the motion and all members voted in favor.

February 18, 2015 – Business Meeting

MOTION: Mr. Brown moved to approve the minutes of the February 18, 2015 Business Meeting with the modification to the last sentence in the second paragraph on page 4 to read: “Mr. Gregor said the owner and Town **intend to make** these

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agreements in order to create better parking layout conditions.” Mr. Kennedy seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. **EVERGREEN CROSSING, LLC – Inland Wetlands Permit (2015-024); Erosion and Sedimentation Control Plan (2015-025); PRD Detailed Site Development Plan Modification (2015-026)** – For modified grading and landscaping along the northern boundary, reconstruction of a drainage swale on the abutting parcel, and relocation of a sewer force main at 325 New State Road.
2. **TOWN OF MANCHESTER PLANNING DEPARTMENT – Inland Wetlands Permit (2015-032); Erosion and Sedimentation Control (2015-033); Flood Plain Permit (2015-034)** - For removal of remnants of a former dam, stabilization of eroding banks, channel realignment, in-stream fish habitat features, and floodplain connectivity at 375R, 381, and 401 Adams Street.