

November 2, 2015

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
NOVEMBER 2, 2015**

MEMBERS PRESENT: Eric Prause , Chairman
Andy Kidd, Vice Chairman
Horace Brown, Secretary
Michael Stebe

Alternate Member Sitting Patrick Kennedy
Teresa Ike

TOWN FAIR TIRE

19 Pavilions Drive

CUD Detailed Site Development Plan Modification (2015-082)

MOTION: Mr. Kennedy moved to approve the CUD Zone Detailed Plan of Development Modification with the modifications as specified in staff memoranda from:

1. Derrick Gregor, P.E., Assistant Town Engineer, dated October 14, 2015; and
2. Jim Mayer, Traffic Engineer, dated October 14, 2015.

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

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Certificate of Location Approval (2015-101)

MOTION: Mr. Kennedy moved to issue the location approval under the Connecticut General Statute 14-54, with the condition that the activities approved at this location are limited to the sale and storage of tires and wheels, and performance of services relating to tires and wheels including, but not limited to, installation, mounting, balancing, alignment and repair.

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

LEAH PERSKY

57 Lockwood Street (a.k.a. 57-59 Lockwood Street)

Special Exception (2015-084)

MOTION: Mr. Kennedy moved to keep the public hearing open until the Planning and Zoning Commission's next meeting on November 16, 2015. Mr. Kidd seconded the motion and all members voted in favor.

MICHAEL & SALLY FLYNN

230 Middle Turnpike West

Special Exception (2015-096)

MOTION: Mr. Kennedy moved to approve the special exception with the modifications as specified in staff memoranda from:

1. Derrick Gregor, Assistant Town Engineer, dated November 2, 2015.

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

The reasons for the approval are the proposal meets the special exception criteria, and the approval criteria #2 for alternative compliance: "The special exception will not substantially or permanently injure the appropriate use of adjacent conforming properties;" and the proposed location is better suited with regards to the streetscape in the Form Based Zone.

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TOWN OF MANCHESTER DEPARTMENT OF PUBLIC WORKS

15, 35, 41, 45 Purnell Place, 19&27 Oak Street, 12, 16, 28, 32 Birch Street and
50 Cottage Street

Erosion and Sedimentation Control Plan (2015-098)

MOTION: Mr. Kennedy moved to certify the Erosion and Sedimentation Control Plan for Phase 2 of the downtown parking lot reconstruction with the modifications as specified in staff memoranda from:

1. James Davis, Zoning Enforcement Officer, dated October 22, 2015.

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

8-24 Mandatory Referral Report (2015-106)

MOTION: Mr. Kennedy moved to issue a favorable report on Phase 2 of the downtown parking lot reconstruction. Mr. Stebe seconded the motion and all members voted in favor.

The reason for the approval is the proposal is consistent with the Manchester 2020 Plan of Conservation and Development, and specifically with the GMP3: Redevelop and Revitalize Existing Commercial Centers and Areas of Mixed Land Use.

TOWN OF MANCHESTER DEPARTMENT OF PUBLIC WORKS

School Street at Bennet-Cheney Academy

8-24 Mandatory Referral Report (2015-105)

MOTION: Mr. Kennedy moved to issue a favorable report on the discontinuance of School Street with the following recommendations:

1. That signs reading “Not a Through Street” be posted on both ends of School Street.
2. That no parking be allowed on the south side of Wells Street.
3. That parking time be limited on the north side of Wells Street.

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

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The reason for the approval is the proposal is consistent with the Manchester 2020 Plan of Conservation and Development.

APPROVAL OF MINUTES

September 16, 2015 – Business Meeting

MOTION: Mr. Brown moved to approve the minutes as written. Mr. Kennedy seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. STEVEN GEMME – Special Exception (2015-103); Design Overlay Review (2015-104) – Request a special exception under Art. II Sec. 24.02.01 (d) for construction of a bank with a drive-through at 299 Middle Turnpike West.