

September 2, 2015

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

**MEMBERS PRESENT:** Eric Prause, Chairman  
Horace Brown, Secretary  
Michael Stebe  
Andy Kidd, Vice Chairman (Abstained 2015-051)  
Alternate Member Sitting Patrick Kennedy (Abstained 2015-051)  
Alternate Member Sitting Julian Stoppelman  
(For 2015-051 only)

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**HIGHLAND OAKS CORPORATION**

Castle Hill and Collingridge Drive

Re-Subdivision and PRD Zone Detailed Plan of Development (2015-051)

**MOTION:** Mr. Stebe moved to approve the PRD Zone Detailed Plan of Development and the associated Resubdivision Plan with the modifications specified in staff memoranda from:

1. James Davis, Zoning Enforcement Officer dated September 2, 2015;
2. Derrick Gregor, P.E., Assistant Town Engineer dated September 2, 2015; and
3. Raymond Myette, Jr., P.E., Design Engineer dated September 2, 2015.

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and with the condition that the applicant returns to the Commission for review and approval of floor plans and building elevations for single and duplex style homes.

Mr. Stoppelman seconded the motion and Mr. Prause and Mr. Brown voted in favor.

**RIPLEY HILL DEVELOPMENT, LLC**

717, 727, & 743 Tolland Turnpike

PRD Zone Detailed Plan of Development Modification (2015-071)

**MOTION:** Mr. Kennedy moved to approve the PRD Zone Detailed Plan of Development modification with the modifications specified in staff memoranda from:

1. Bernard Kalansuriya, Design Engineer dated August 28, 2015.

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

Erosion and Sedimentation Control Plan (2015-072)

**MOTION:** Mr. Kennedy moved to approve the erosion and sediment control plan with the modifications specified in staff memoranda from:

1. Bernard Kalansuriya, Design Engineer dated August 28, 2015.

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

**PLAZA AT BUCKLAND HILLS, LLC**

1524 Pleasant Valley Road (a.k.a. 1442 Pleasant Valley Road)

Special Exception Modification (2015-073)

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

1. Bernard Kalansuriya, Design Engineer dated August 24, 2015.
2. Renata Bertotti, Senior Planner dated August 28, 2015.

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

### **THE EDGE FITNESS CLUBS**

49 Pavilions Drive

#### CUD Zone Detailed Plan Modification (2015-078)

**MOTION:** Mr. Kennedy moved to approve the CUD Zone Detailed Plan Modification with the condition that the trailer be removed on December 15, 2015.

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

### **RECEIPT OF NEW APPLICATIONS**

1. **TOWN FAIR TIRE** – CUD Detailed Site Development Plan Modification (2015-082) – For construction of tire storage enclosure, relocation of dumpster pad, and modifications to existing retail building at 19 Pavilions Drive.
2. **LEAH PERSKY** – Special Exception (2015-084) – Request a special exception under Art. II Sec. 5.02.01 to convert a 2-family to a 3-family at 57 Lockwood Street (a.k.a. 57-59 Lockwood Street).