

July 6, 2015

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
JULY 6, 2015**

MEMBERS PRESENT: Andy Kidd, Acting Chair
Horace Brown, Secretary
Patrick Kennedy

WEST MIDDLE TURNPIKE REALTY, LLC

8 and 14 Middle Turnpike West

Zone Change (2015-062)

MOTION: Mr. Kennedy moved to approve the zone change from Residence B and Business III to Off Street Parking at 8 and 14 Middle Turnpike West. Mr. Brown seconded the motion and all members voted in favor.

The reason for the approval was the proposed zone change is consistent with surrounding zoning and will provide a buffer between the commercial uses on Main Street and the remaining residences on Middle Turnpike West. The proposed zone change is located at the boundary between the Commercial and Community Corridor on the Character Map in the Manchester 2020 Plan, and offers a good transition between the two.

The zone change will be effective on July 27, 2015.

July 6, 2015

TOLLAND TURNPIKE ASSOCIATES LIMITED PARTNERSHIP

360 Tolland Turnpike

Special Exception Modification (2015-054)

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

1. Matthew R. Bordeaux, Environmental Planner dated June 8, 2015 to Renata Bertotti, Senior Planner; and
2. Derrick Gregor, P.E., Assistant Town Engineer dated June 29, 2015 to Renata Bertotti

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

Erosion and Sedimentation Control (2015-068)

MOTION: Mr. Kennedy moved to certify the erosion and sedimentation control plan with the modifications as specified in staff memoranda from:

1. Matthew R. Bordeaux, Environmental Planner dated June 8, 2015 to Renata Bertotti, Senior Planner; and
2. Derrick Gregor, P.E., Assistant Town Engineer dated June 29, 2015 to Renata Bertotti

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

APPROVAL OF MINUTES

June 15, 2015 – Business Meeting

MOTION: Mr. Brown moved to approve the minutes of the June 15, 2015 Business Meeting. Mr. Kennedy seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

July 6, 2015

1. **TOWN OF MANCHESTER – Special Exception Modification (2015-065); Erosion and Sedimentation Control (2015-066)** - For additions and renovations of Bennet School and Boiler buildings at 1151 Main Street.
2. **TOLLAND TURNPIKE ASSOCIATES LIMITED PARTNERSHIP – Erosion and Sedimentation Control (2015-068)** - For additional parking spaces and renovations to the existing lot at 360 Tolland Turnpike.
3. **CENTRO BRADLEY MANCHESTER I, LLC - CUD Detailed Plan Modification (2015-070)** – For changes to the building façade and outdoor seating at 440 Buckland Hills Drive.