

October 7, 2015

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
OCTOBER 7, 2015**

MEMBERS PRESENT: Eric Prause , Chairman
Horace Brown, Secretary
Michael Stebe
Susan Shanbaum
Alternate Member Sitting Patrick Kennedy
Alternate Member Julian Stoppelman

WEST MIDDLE TURNPIKE REALTY, LLC

8 and 14 Middle Turnpike West

Site Plan Application for the Certificate of Occupancy (2015-080)

MOTION: Mr. Kennedy moved to approve the Site Plan Application for the Certificate of Occupancy in an Off Street Parking zone, with the modifications as specified in staff memoranda from:

1. Derrick Gregor, P.E., Assistant Town Engineer, dated October 6, 2015;
and
2. Raymond Myette, Jr., P.E., Design Engineer, dated October 6, 2015.

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and with the condition that a no parking sign be placed on the building facing the south alleyway towards Main Street.

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

Erosion and Sedimentation Control Plan (2015-090)

MOTION: Mr. Kennedy moved to certify the Erosion and Sedimentation Control Plan with the modifications as specified in staff memoranda from:

1. Derrick Gregor, P.E., Assistant Town Engineer, dated October 6, 2015.

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

EAST CATHOLIC HIGH SCHOOL

105 New State Road

Special Exception Modification (2015-093)

MOTION: Mr. Kennedy moved to approve the Special Exception Modification for the proposed school addition with the modifications as specified in staff memoranda from:

1. Michelle Govoni, Civil Engineer, dated September 28, 2015;
2. Bernard Kalansuriya, Design Engineer, dated September 28, 2015; and
3. Renata Bertotti, Senior Planner, dated September 24, 2015.

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

HIGHLAND OAKS CORPORATION

Castle Hill and Collingridge Drive

PRD Zone Detailed Plan of Development – Condition of Approval (2015-051)

MOTION: Mr. Kennedy moved to approve the illustrative floor plans and building elevations for single and duplex style homes at Castle Hill and Collingridge Drive.

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

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The reason for the approval was that the proposed design was acceptable.

APPROVAL OF MINUTES

August 17, 2015 – Public Hearing/Business Meeting

MOTION: Mr. Brown moved to approve the minutes of the August 17, 2015 Public Hearing and Business Meeting. Ms. Shanbaum seconded the motion and all members voted in favor.

September 2, 2015 – Business Meeting

MOTION: Mr. Brown moved to approve the minutes of the September 2, 2015 Business Meeting, with the modification:

1. To add the absent members, Ms. Ike and Ms. Shanbaum, to the first page of the minutes.

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

RECEIPT OF NEW APPLICATIONS

1. **MICHAEL & SALLY FLYNN – Special Exception (2015-096)** – Request a special exception for an alternative compliance under Art. II Sec. 26.09.04 to locate a prefabricated 14' x 28' garage in back of the existing building at 230 Middle Turnpike West in the Form Based Zone.
2. **TOWN OF MANCHESTER DEPARTMENT OF PUBLIC WORKS – Erosion and Sedimentation Control (2015-098)** - For reconstruction of the municipal parking lot between Birch and Oak Streets and a portion of the private parking lot at 50 Cottage Street.