

August 17, 2015

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
AUGUST 17, 2015**

MEMBERS PRESENT: Eric Prause, Chairman
Horace Brown, Secretary
Michael Stebe
Susan Shanbaum
Julian Stoppelman, Sitting
Teresa Ike, Sitting for 2015-050,051,052 for Mr. Stebe

HIGHLAND OAKS CORPORATION

Castle Hill and Collingridge Drive

Inland Wetlands Permit – Determination of Significant Impact (2015-050)

MOTION: Mr. Brown moved to find the proposed activity at the above referenced location as shown on the Inland Wetlands Permit application 2015-050 will not have a significant impact on the wetlands and therefore will not require a public hearing. Mr. Stoppelman seconded the motion and all members voted in favor.

Inland Wetlands Permit (2015-050)

MOTION: Mr. Brown moved to approve the inland wetlands permit with modifications as specified in staff memoranda from:

August 17, 2015

1. Derrick Gregor, P.E., Assistant Town Engineer dated August 12, 2015 to Renata Bertotti, Senior Planner.

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

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 on each individual lot must be completed within one year of commencement.

Re-Subdivision in PRD Zone (2015-051)

MOTION: Ms. Shanbaum moved to table the application. Ms. Ike seconded the motion and all members voted in favor.

Erosion and Sedimentation Control Plan (2015-052)

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

1. Derrick Gregor, P.E., Assistant Town Engineer dated August 12, 2015 to Renata Bertotti, Senior Planner.

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

RICHARD P. HAYES, SR.

1555 Tolland Turnpike

Inland Wetlands Permit – Determination of Significant Impact (2015-063)

MOTION: Ms. Shanbaum moved to find the proposed activity at the above referenced location as shown on the Inland Wetlands Permit application 2015-063 will not have a significant impact on the wetlands and therefore will not require a public hearing. Mr. Stoppelman seconded the motion and all members voted in favor.

Inland Wetlands Permit (2015-063)

MOTION: Mr. Stebe moved to approve the inland wetlands permit with the modifications as specified in staff memoranda from:

August 17, 2015

1. Derrick Gregor, P.E., Assistant Town Engineer dated August 12, 2015 to Renata Bertotti, Senior Planner.

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

The reason for the approval was the proposed activity is a reasonable alternative that will provide the same functions as the existing manmade rip rap swale.

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

Erosion and Sedimentation Control Plan (2015-064)

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

1. Derrick Gregor, P.E., Assistant Town Engineer dated August 12, 2015 to Renata Bertotti, Senior Planner.

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

CENTRO BRADLEY MANCHESTER I, LLC

440 Buckland Hills Drive

CUD Detailed Plan Modification (2015-070)

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

1. James Davis, Zoning Enforcement Officer dated August 13, 2015 to Renata Bertotti, Senior Planner; and
2. Bernard Kalansuriya, P.E., Design Engineer dated August 12, 2015 to Renata Bertotti.

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

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TOWN OF MANCHESTER

1151 Main Street (Including 11, 39, 41 and 47 School Street, 11&13 Vine Street, 49, 55 and 63 Wells Street)

Special Exception Modification (2015-065)

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

1. Derrick Gregor, P.E., Assistant Town Engineer dated August 12, 2015 to Renata Bertotti, Senior Planner;
 2. James Davis, Zoning Enforcement Officer dated August 13, 2015 to Renata Bertotti; and
 3. Michelle Govoni, PE, Civil Engineer dated August 14, 2015 to Renata Bertotti
- Ms. Shanbaum seconded the motion and all members voted in favor.

Erosion and Sedimentation Control Plan (2015-066)

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

1. Derrick Gregor, P.E., Assistant Town Engineer dated August 12, 2015 to Renata Bertotti, Senior Planner;
2. James Davis, Zoning Enforcement Officer dated August 13, 2015 to Renata Bertotti; and
3. Michelle Govoni, PE, Civil Engineer dated August 14, 2015 to Renata Bertotti.

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

APPROVAL OF MINUTES

July 6, 2015 – Public Hearing/Business Meeting

MOTION: Mr. Brown moved to approve the minutes of the July 6, 2015 – Public Hearing and Business Meeting. Mr. Stebe seconded the motion and all members voted in favor.

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RECEIPT OF NEW APPLICATIONS

1. **THE EDGE FITNESS CLUBS – CUD Detailed Plan Modification (2015-078)** - For installation of a temporary sales office trailer at 49 Pavilions Drive.

2. **WEST MIDDLE TURNPIKE REALTY, LLC – Certificate of Occupancy (2015-080)**
– For a new parking lot at 8 and 14 Middle Turnpike West, in an Off Street Parking zone.