

July 20, 2015

ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
JULY 20, 2015

MEMBERS PRESENT: Eric Prause , Chairman
Andy Kidd, Vice Chairman
Horace Brown, Secretary
Michael Stebe
Susan Shanbaum
Julian Stoppelman
Patrick Kennedy
Teresa Ike

TOLLAND TURNPIKE ASSOCIATES II, LLC

376 and 394 Tolland Turnpike

Special Exception (2015-058)

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

1. James Davis, Zoning Enforcement Officer, dated July 9, 2015 to Renata Bertotti, Senior Planner;
2. Bernard Kalansuriya, Design Engineer, dated July 15, 2015 to Renata Bertotti;
3. Michelle Govoni, Civil Engineer dated July 17, 2015 to Renata Bertotti; and
4. James Mayer, Traffic Engineer dated July 20, 2015 to Renata Bertotti.

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and with the condition that, if the Emerald Gaiety Euonymus shows up on the invasive plant list, it will be substituted with a non-invasive plant, with the concurrence of staff and the applicant.

Mr. Stebe seconded the motion.

MOTION: Ms. Shanbaum moved to amend the motion to include the modification that a crosswalk will be provided on the plans between buildings 360 and 376 Tolland Turnpike, and additional signage will be added to the parking area on the west of the proposed building, to be agreed upon with staff, to indicate Staff Parking and No Exit.

Mr. Stebe seconded the amendment and all members voted in favor of the amendment.

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

1. James Davis, Zoning Enforcement Officer, dated July 9, 2015 to Renata Bertotti, Senior Planner;
2. Bernard Kalansuriya, Design Engineer, dated July 15, 2015 to Renata Bertotti;
3. Michelle Govoni, Civil Engineer dated July 17, 2015 to Renata Bertotti; and
4. James Mayer, Traffic Engineer dated July 20, 2015 to Renata Bertotti.

and with the modification that a crosswalk will be provided on the plans between buildings 360 and 376 Tolland Turnpike, and additional signage will be added to the parking area on the west of the proposed building, to be agreed upon with staff, to indicate Staff Parking and No Exit;

and with the condition that, if the Emerald Gaiety Euonymus shows up on the invasive plant list, it will be substituted with a non-invasive plant, with the concurrence of staff and the applicant.

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

The reason for the approval was the proposal meets the special exception criteria of Article IV Section 20.

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Erosion and Sedimentation Control Plan (2015-059)

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

1. Michelle Govoni, Civil Engineer dated July 17, 2015 to Renata Bertotti, Senior Planner.

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

HIGHLAND OAKS CORPORATION

Castle Hill and Collingridge Drive

Request for 65-day Extension of Time

MOTION: Mr. Stebe moved to agree to the 65-day extension of time for:

1. Inland Wetlands Permit 2015-050,
2. PRD Zone Detailed Plan of Development/Resubdivision 2015-051, and
3. Erosion and Sediment Control Plan 2015-052.

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

RECEIPT OF NEW APPLICATIONS

1. **RIPLEY HILL DEVELOPMENT, LLC** – PRD Detailed Site Development Plan Modification (2015-071); Erosion and Sedimentation Control Plan (2015-072) - To add 12 garage units to the previously approved development at 717, 727, & 743 Tolland Turnpike, PRD zone.
2. **PLAZA AT BUCKLAND HILLS, LLC** – Special Exception Modification (2015-073) - To demolish Bugaboo Creek restaurant and construct a multi-tenant space within the same footprint at 1442 Pleasant Valley Road.