

**ACTIONS**  
**OF THE TOWN OF MANCHESTER**  
**PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND**  
**WATERCOURSES AGENCY**  
**FOR THE MEETING OF**  
**MAY 2, 2016**

**MEMBERS PRESENT:** Eric Prause, Chairman  
Michael Stebe  
Jessica Scorso

Alternate Members Sitting: Julian Stoppelman  
Patrick Kennedy

Alternate Member Sitting Teresa Ike  
(For 2016-026 only):

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**TOWN OF MANCHESTER PLANNING & ZONING COMMISSION**

Zoning Regulation Amendment (2016-026)

**MOTION:** Mr. Kennedy moved to approve the zoning regulations amendment at Art. I, Sec. 2 and Art. II, Sec. 18 to allow Inns as a special exception use in the Historic Zone. Ms. Ike seconded the motion. Mr. Kennedy, Ms. Ike, and Mr. Stebe voted in favor. Mr. Prause and Mr. Stoppelman voted against the motion. The motion passed three to two.

The reason for the approval was that the proposed amendment is consistent with both the purpose and intent of the Historic zone and Manchester's Plan of Conservation and Development.

The zoning regulation amendment will become effective on May 18, 2016.

**LAW OFFICES OF NICHOLAS T. KOCIAN, P.C.**

346 Middle Turnpike West (a.k.a. 356 Middle Turnpike West)

Resubdivision (2016-030)

**MOTION:** Mr. Stoppelman moved to approve the resubdivision at 346 Middle Turnpike West to create a separate parcel for an existing building at 356 Middle Turnpike West, with the modifications as specified in staff memoranda from:

1. Derrick Gregor, Assistant Town Engineer dated April 27, 2016; and
2. Raymond Myette, Design Engineer, dated May 2, 2016 to Renata Bertotti.

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

The reason for the approval was the proposed subdivision meets the regulations.

**EVERGREEN CROSSING, LLC**

317 New State Road

Inland Wetlands Permit – Determination of Significant Impact (2016-014)

**MOTION:** Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the Inland Wetlands Permit application 2016-014 will not have a significant impact on the wetlands and therefore will not require a public hearing. Mr. Stebe seconded the motion and all members voted in favor.

Inland Wetlands Permit (2016-014)

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

1. Michelle Handfield, Civil Engineer, dated April 29, 2016 to Renata Bertotti.

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

The reason for the approval was that 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 must be completed within one year of commencement.

PRD Detailed Site Development Plan (2016-015)

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

1. Shawn Morris, Deputy Fire Marshal 8th District dated March 10, 2016;
2. James Davis, Zoning Enforcement Officer, dated March 16, 2016;
3. Matthew Bordeaux, Environmental Planner, dated April 28, 2016;
4. Michelle Handfield, Civil Engineer, dated April 29, 2016;
5. Bernard Kalansuriya, Design Engineer, dated April 29, 2016; and
6. Jim Mayer, Traffic Engineer, dated May 2, 2016 to Renata Bertotti.

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

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Erosion and Sedimentation Control Plan (2016-016)

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

1. Michelle Handfield, Civil Engineer, dated April 29, 2016 to Renata Bertotti.

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

Flood Plain Permit (2016-039)

**MOTION:** Mr. Kennedy moved to approve the flood plain permit with the modifications as specified in staff memoranda from:

1. Michelle Handfield, Civil Engineer, dated April 29, 2016 to Renata Bertotti.

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

**APPROVAL OF MINUTES**

March 21, 2016 –Public Hearing/Business Meeting

**MOTION:** Mr. Kennedy moved to approve the minutes of the March 21, 2016 Public Hearing and Business Meeting as written. Mr. Stoppelman seconded the motion and all members voted in favor.

April 4, 2016 – Business Meeting

**MOTION:** Mr. Kennedy moved to approve the minutes of the April 4, 2016 Business Meeting as written. Mr. Stebe seconded the motion and all members voted in favor.

**RECEIPT OF NEW APPLICATIONS**

1. **BRAD BOYLE – Inland Wetlands Permit (2016-055)** – For enlargement of usable lawn area, driveway retention, and back yard improvements at 52 Kent Drive.
2. **JIN YOUNG PARK – Zone Change (2016-057)** - For a zone district change from Residence B to Special Design Commercial Business Zone at 608 East Center Street.
3. **WATERSTONE RETAIL DEVELOPMENT, INC. – Special Exception (2016-058); Erosion and Sedimentation Control (2016-059)** - To construct a three-story, 103,000 s.f. office building at 434 Tolland Turnpike (formerly known as 444 Tolland Turnpike); and **Erosion and Sedimentation Control (2016-060); Special Exception Modification (2016-061)** - To expand the existing parking from 267 to 374 spaces at 428 Tolland Turnpike