

**ACTIONS**  
**OF THE TOWN OF MANCHESTER**  
**PLANNING AND ZONING COMMISSION**  
**FOR THE MEETING OF**  
**APRIL 4, 2016**

**MEMBERS PRESENT:** Andy Kidd, Acting Chair  
Jessica Scorso  
Timothy Bergin

Alternate Member Sitting: Patrick Kennedy

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**TMI OF MANCHESTER, L.P.**

109 Pavilions Drive

CUD Detailed Site Development Plan (2016-002)

**MOTION:** Mr. Kennedy moved to approve the CUD Detailed Site Plan of Development for construction of a hotel at 109 Pavilions Drive with the modifications as specified in staff memoranda from:

1. Matthew R. Bordeaux, Environmental Planner, dated March 28, 2016;
2. Michelle Govoni, Civil Engineer, dated March 29, 2016;
3. James Davis, Zoning Enforcement Officer, dated March 29, 2016; and
4. Bernard Kalansuriya, Design Engineer, dated March 29, 2016 to Renata Bertotti.

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

The reason for the approval was the proposal complies with the zoning regulations and approved preliminary development plans.

APRIL 4, 2016

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Erosion and Sedimentation Control Plan (2016-003)

**MOTION:** Mr. Kennedy moved to certify the Erosion and Sediment Control Plan for construction of a hotel at 109 Pavilions Drive with the modifications as specified in staff memoranda from:

1. Matthew R. Bordeaux, Environmental Planner, dated March 28, 2016; and
2. Michelle Govoni, Civil Engineer, dated March 29, 2016.

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

**SIZZCO CORPORATION**

1487 Pleasant Valley Road

Special Exception Modification (2016-031)

**MOTION:** Mr. Kennedy moved to approve the Special Exception Modification for exterior building elevation changes at 1487 Pleasant Valley Road. Ms. Scorso seconded the motion and all members voted in favor.

**WINSTANLEY ENTERPRISES, LLC**

Pre-Application Review to discuss a zoning regulation amendment for the General Business Zone.

**MOTION:** Mr. Kennedy moved to table the discussion of the pre-application review. Mr. Bergin seconded the motion and all members voted in favor.

**APPROVAL OF MINUTES**

March 7, 2016 – Business Meeting

**MOTION:** Mr. Kennedy moved to approve the March 7, 2016 Business Meeting minutes as written. Ms. Scorso seconded the motion and all members voted in favor.

APRIL 4, 2016

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**RECEIPT OF NEW APPLICATIONS**

1. **SIZZCO CORPORATION** – **Special Exception Modification (2016-031)** – Request a special exception modification under Article IV Section 20.01.04 for changes to approved special exception plans at 1487 Pleasant Valley Road.
2. **BRIAN NELSON** – **Inland Wetlands Permit (2016-036)** – For development of two residential lots with structures at 175 and 185 New Bolton Road.
3. **EVERGREEN CROSSING, LLC** - **Flood Plain Permit (2016-039)** - Development of 135 multifamily units at 317 New State Road.
4. **AMERICAN PROMOTIONAL EVENTS** – **CUD Detailed Plan Modification (2016-047)** - To erect a 20' x 40' tent for the sale of Connecticut legal sparklers from 6/18/16 to 7/7/16 at 420 Buckland Hills Drive.