

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

**MEMBERS PRESENT:** Eric Prause, Chairman (Recused for 2015-100)  
Andy Kidd, Vice Chairman (Recused for 2015-100)  
Michael Stebe  
Jessica Scorso  
Timothy Bergin

Alternate Members Sitting    Julian Stoppelman  
For 2015-100 Only:            Patrick Kennedy

Alternates:                        Teresa Ike

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**TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION**

Zoning Regulation Amendment (2015-100)

**MOTION:** Mr. Kennedy moved to approve the Zoning Regulation Amendment (2015-100) to repeal Article IV, Section 13 (Signs) and replace it with a revised Article IV, Section 13 (Signs). Mr. Stebe seconded the motion and Ms. Scorso, Mr. Bergin, and Mr. Stoppelman voted in favor. Mr. Prause and Mr. Kidd recused themselves.

The reasons for the approval are that the proposed regulation amendment is consistent with the Plan of Conservation and Development, it addresses a number of regulatory deficiencies in Article IV Section 13, and its format is more user-friendly.

The zoning regulation amendment will become effective on January 25, 2016.

**STEVEN GEMME**

299 Middle Turnpike West

Special Exception (2015-103)

January 4, 2016

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**MOTION:** Mr. Kidd moved to approve the special exception for the construction of a bank with a drive-through, with the modifications as specified in staff memoranda from:

1. Derrick Gregor, Assistant Town Engineer, dated December 23, 2015;
2. Raymond Myette, Jr., Design Engineer, dated December 23, 2015;
3. Jim Mayer, Traffic Engineer, dated December 22, 2015 to Renata Bertotti.

and with the following conditions:

1. If the applicant owns the existing stockade fence they will improve it accordingly and match the existing vinyl fencing on the abutting properties.
2. The applicant will work with the Town Traffic Engineer to ensure proper directional traffic flow signage is added.
3. The applicant will adjust the LED lights to ensure there is minimal impact to neighboring residential properties.

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

The reason for the approval is that the proposal is consistent with the special exception criteria in Article IV Section 20.

Design Overlay Review (2015-104)

**MOTION:** Mr. Bergin moved to approve the construction of a new building in a Design Overlay Zone. Mr. Stebe seconded the motion and all members voted in favor.

The reason for the approval is that the proposed building meets the criteria of Article II Section 25.

**TOWN OF MANCHESTER**

134 Middle Turnpike East

Erosion and Sedimentation Control Plan (2015-112)

**MOTION:** Mr. Stebe moved to approve the erosion and sedimentation control plan for renovation of the running track and conversion of the athletic field to synthetic turf at Manchester High School, with the modifications as specified in staff memoranda from:

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1. Michelle Govoni, Civil Engineer, dated December 16, 2015 to Renata Bertotti; and from
2. Renata Bertotti, Senior Planner, dated December 16, 2015 to Luke McCoy.

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

Special Exception Modification (2015-113)

**MOTION:** Ms. Scorso moved to approve the special exception modification for renovation of the running track and conversion of the athletic field to synthetic turf at Manchester High School, with the modifications as specified in staff memoranda from:

1. Michelle Govoni, Civil Engineer, dated December 16, 2015 to Renata Bertotti; and
2. Renata Bertotti, Senior Planner, dated December 16, 2015 to Luke McCoy.

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

**ELECTION OF OFFICERS**

**MOTION:** Mr. Stoppelman nominated Mr. Prause as Chair. Ms. Scorso seconded the motion and all members voted in favor.

**MOTION:** Mr. Stoppelman nominated Mr. Kidd as Vice Chair. Ms. Scorso seconded the motion and all members voted in favor.

**MOTION:** Mr. Stoppelman nominated Mr. Stebe as Secretary. Ms. Scorso seconded the motion and all members voted in favor.

**APPOINTMENTS TO CAPITOL REGIONAL PLANNING COMMISSION**

Mr. Stoppelman was nominated as a regular member and Mr. Bergin as an alternate member to the Capitol Regional Planning Commission. All members were in favor.

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**RECEIPT OF NEW APPLICATIONS**

1. **RICHARD NUGENT & STEPHANIE WINSLOW – Inland Wetlands Permit – Determination of Significant Impact (2015-117); Inland Wetlands Permit (2015-117); – Change property grading to increase usable outdoor living space at 4 Trevor Court.**