

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
JULY 6, 2016**

MEMBERS PRESENT: Eric Prause, Chairman
Andy Kidd, Vice Chairman
Jessica Scorso – Abstained from 2016-025
Timothy Bergin

Alternate Member Sitting: Patrick Kennedy

Alternate Member Sitting For
2016-025 Only: Julian Stoppelman

Alternates: Teresa Ike

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION

Zoning Regulation Amendment (2016-025)

MOTION: Mr. Kennedy moved to approve the zoning regulation amendment to revise Art. II Sec. 9.13, delete Art. II Sec. 9.14.02 (e), and revise Art. II Sec. 16.16 to allow vending in Business and Industrial zones as proposed. Mr. Kidd seconded the motion. Mr. Kennedy, Mr. Kidd, Mr. Stoppelman, and Mr. Prause voted in favor. Mr. Bergin voted against the motion. The motion passed four to one.

The reason for the approval was that the proposed amendment promotes health, safety and welfare and is consistent with the Plan of Conservation and Development.

The zoning regulation amendment will be effective on July 20, 2016.

REDSTONE HOLDINGS, LLC

169 Red Stone Road

PRD Zone Change and Preliminary and Detailed Plan of Development (2016-050)

MOTION: Mr. Kennedy moved to approve the PRD zone change and the combined application for the Preliminary and Detailed Site Development Plan at 169 Red Stone Road with the modifications for the Detailed Site Development Plan as specified in staff memoranda from:

1. Russell Johnston, Eighth Utilities District Sewer, dated June 21, 2016;

2. Bernard Kalansuriya, Design Engineer, dated June 27, 2016;
3. Michelle Handfield, Assistant Town Engineer, dated June 28, 2016;
4. Jim Davis, Zoning Enforcement Officer, dated June 28, 2016; and
5. Renata Bertotti, Senior Planner, dated June 28, 2016.

with a waiver of Article II, Section 7.04.03 (b) 1, for the northern part of the property near the cul-de-sac, finding that the existing foliage and natural conditions are sufficient to provide the landscaping intent of this requirement.

and with the condition that the applicant submits a revised site drainage plan and stormwater management report subject to the approval of the Town Engineering Department.

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

The reason for the approval was that the proposed zone change is consistent with the existing zoning and the Manchester 2020 Plan of Conservation and Development in that this section of the town is designated a mixed-use regional center.

The zone change will be effective on July 27, 2016.

Erosion and Sedimentation Control Plan (2016-051)

MOTION: Mr. Kennedy moved to certify the Erosion and Sedimentation Control Plan with the modifications as specified in staff memoranda from:

1. Michelle Handfield, Assistant Town Engineer, dated June 28, 2016 to Renata Bertotti.

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

SHANTOK MOTORS MANCHESTER, LLC

22 Spencer Street

Special Exception (2016-054)

MOTION: Mr. Kennedy moved to approve the special exception under Art. II, Sec. 24.02.01 (h) to allow used auto sales and auto repairs at 22 Spencer Street. Mr. Bergin seconded the motion and all members voted in favor.

The reason for the approval was that the proposal meets the special exception requirements of Article IV Section 20 and Article IV Section 5 of the zoning regulations.

Certificate of Location Approval (2016-066)

MOTION: Mr. Kennedy moved to approve the certificate of location approval under Connecticut General Statutes 14-54 to allow used auto sales and auto repairs at 22 Spencer Street. Ms. Scorso seconded the motion and all members voted in favor.

The reason for the approval was that redevelopment of the vacant building and site will not have negative impact on the general health, safety and welfare.

WATERSTONE RETAIL DEVELOPMENT, INC.

444 Tolland Turnpike, a.k.a. 434 Tolland Turnpike

Special Exception (2016-058) – Request for 30-day extension

Erosion and Sedimentation Control (2016-059) – Request for 30-day extension

MOTION: Mr. Kennedy moved to approve the 30-day extension of time to open a public hearing on the Special Exception application, and to approve the 30-day extension of time to render a decision on the Erosion and Sedimentation Control Plan. Mr. Bergin seconded the motion and all members voted in favor.

428 Tolland Turnpike

Erosion and Sedimentation Control (2016-060) – Request for 30-day extension

Special Exception Modification (2016-061) – Request for 30-day extension

MOTION: Mr. Kennedy moved to approve the 30-day extension of time to render a decision on the Special Exception Modification and on the Erosion and Sedimentation Control Plan. Ms. Scorso seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. **MCDONALD'S USA, LLC - Erosion And Sedimentation Control Plan (2016-085); Special Exception Modification (2016-086); Design Overlay (2016-087)** - For a vestibule addition, replacement of the existing single order point drive-through with a dual order point drive-through, and modifications to parking at 70 West Center Street.