

DRAFT

ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
JUNE 6, 2016

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

Alternate Members Patrick Kennedy
Sitting:
Teresa Ike

Alternate: Julian Stoppelman

REVISED AGENDA

MOTION: Mr. Kennedy moved to add the Request for Jurisdictional Ruling (2016-072) for R.A.M. Contracting, Inc. at 151 Union Street to the meeting agenda. Mr. Bergin seconded the motion and all members voted in favor.

JIN YOUNG PARK

608 East Center Street

Zone Change (2016-057)

MOTION: Mr. Kennedy moved to approve the zone district change from Residence B to Special Design Commercial Business Zone at 608 East Center Street. Ms. Ike seconded the motion and all members voted in favor.

The reason for the approval was the proposed zone change is compatible with the surrounding zoning and consistent with Plan of Conservation and Development's Character Map.

The change will be effective on June 22, 2016.

BRIAN NELSON

175 and 185 New Bolton Road

Inland Wetlands Permit – Determination of Significant Impact (2016-036)

MOTION: Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2016-036 will not have a significant impact on the wetlands and therefore will not require a public hearing. Ms. Scorso seconded the motion and all members voted in favor.

Inland Wetlands Permit (2016-036)

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 May 24, 2016 to Renata Bertotti.

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

The reason for the approval was 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.

AMERICAN PROMOTIONAL EVENTS

420 Buckland Hills Drive

CUD Detailed Plan Modification (2016-047)

MOTION: Mr. Kennedy moved to approve the location of a 20' x 40' tent for the sale of fireworks from June 20 to July 4, 2016, from June 20 to July 6, 2017, and from June 20 to July 6, 2018 at 420 Buckland Hills Drive with the condition that merchandise be stored in a box truck or container at the site. Mr. Bergin seconded the motion and all members voted in favor.

EIGHTH UTILITIES DISTRICT

32 and 38 Main Street

Mandatory Referral (2016-068)

MOTION: Mr. Kennedy moved to issue a favorable report for the easement agreement. Mr. Bergin seconded the motion and all members voted in favor.

The reason for the approval was that the formalization of an existing physical arrangement which would keep a single curb cut on Main Street in its existing location is appropriate.

TOWN OF MANCHESTER

138 McKee Street

Mandatory Referral (2016-069)

MOTION: Mr. Kennedy moved to issue a favorable report for the proposed 2,520 sq.ft. accessory storage building at 138 McKee Street, with the strong recommendation that the exterior of the building be designed to promote a residential look and character.

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

The reason for the approval was the proposed building will support the operation of the Fire Department.

R.A.M. CONTRACTING, INC.

151 Union Street

Request for Jurisdictional Ruling (2016-072)

MOTION: Mr. Kennedy moved to issue a determination that the proposed activity is an incidental use permitted as of right in accordance with Section 3.1(d) of the Inland Wetlands and Watercourses Regulations. Mr. Bergin seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

April 18, 2016 – Public Hearing/Business Meeting

MOTION: Mr. Kennedy moved to approve the minutes of the April 18, 2016 Public Hearing and Business Meeting as written. Mr. Bergin seconded the motion and all members voted in favor.

May 16, 2016 – Business Meeting

MOTION: Mr. Kennedy moved to approve the minutes of the May 16, 2016 Business Meeting as written. Mr. Bergin seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. SHANTOK MOTORS MANCHESTER, LLC – Certificate of Location Approval (2016-066) – For used auto sales and auto repairs at 22 Spencer Street.

2. **R.A.M. CONTRACTING, INC. – Request for Jurisdictional Ruling (2016-072)** - For landscaping including a raised bed and small swale at 151 Union Street.

3. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendment (2016-074)** - To revise Art. II Sec. 18.03.02 to allow breweries and brewpubs as special exception uses in the Historic Zone.