

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/AQUIFER PROTECTION AGENCY
FOR THE MEETING OF
NOVEMBER 7, 2016**

MEMBERS PRESENT: Eric Prause, Chairman
Andy Kidd, Vice Chairman
Michael Stebe
Jessica Scorso

Alternate Member Sitting Teresa Ike

Alternates Patrick Kennedy

ST. JAMES CHURCH

896 Main Street

Special Exception Modification (2016-113)

MOTION: Mr. Stebe moved to approve the special exception modification for renovations to the St. James Church at 896 Main Street with the modifications as specified in staff memoranda from:

1. Raymond Myette, Jr., Design Engineer, dated November 1, 2016; and
2. Michelle Handfield, Assistant Town Engineer, dated November 1, 2016.

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

The reasons for the approval are that the proposed activity meets the special exception criteria, that the materials fit the building, and that enclosing the stairways would benefit the neighborhood.

MICHAEL EVANS

457 Center Street

Design Overlay Review (2016-128)

MOTION: Ms. Ike moved to table the application to November 21, 2016. Mr. Stebe seconded the motion and all members voted in favor.

PLAZA AT BUCKLAND HILLS, LLC
1524 Pleasant Valley Road
Special Exception Modification (2016-131)

MOTION: Ms. Scorso moved to approve the special exception modification for exterior building renovations at the Plaza at Buckland Hills at 1524 Pleasant Valley Road. Mr. Stebe seconded the motion and all members voted in favor.

The reason for the approval is that the proposed activity meets the special exception criteria.

APPROVAL OF MINUTES

September 29, 2016 –Public Hearing/Business Meeting

MOTION: Mr. Stebe moved to approve the minutes as written. Ms. Scorso seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. MICHAEL EVANS – Design Overlay Review (2016-128) – For a building addition and a handicapped accessible ramp at 457 Center Street.
2. PLAZA AT BUCKLAND HILLS, LLC – Special Exception Modification (2016-131) - Request a special exception modification for exterior building renovations at the Plaza at Buckland Hills at 1524 Pleasant Valley Road.

JONATHAN LARABEE

81 Adams Street

Request for Aquifer Protection Area Registration

MOTION: Mr. Kidd moved to accept the registration of regulated activities (B), (C), and (D) as defined in Section 2(a)(35) of the Aquifer Protection Area Regulations. Mr. Stebe seconded the motion and all members voted in favor.

The reason for the approval is that the registration is complete and the registrant has certified the subject facility is in compliance with all the best management practices set forth in Section 12 of the Aquifer Protection Area Regulations.