

**ACTIONS**  
**OF THE TOWN OF MANCHESTER**  
**PLANNING AND ZONING COMMISSION/AQUIFER PROTECTION AGENCY**  
**FOR THE MEETING OF**  
**DECEMBER 12, 2016**

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

Alternate Members: Julian Stoppelman  
Patrick Kennedy  
Teresa Ike

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**REVISED AGENDA**

**MOTION:** Mr. Stebe moved to revise the agenda to add the request for a 65-day extension for application 2016-125,126,127 for Tolland Turnpike Motors, LLC. Mr. Kidd seconded the motion and all members voted in favor.

**WILLIAM FLEMMING**

26 Wilfred Road (a.k.a. 26-28 Wilfred Road)

Resubdivision (2016-122)

**MOTION:** Mr. Kidd moved to approve the re-subdivision with the modifications as specified in staff memoranda from:

1. James Davis, ZEO, dated December 12, 2016 to Renata Bertotti.

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

The reason for the approval is that the proposed activity meets the Article II Section 6.01.02 of the Zoning Regulations and meets the requirements of the subdivision regulations.

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**ANTHONY G. AND PAULA C. VISCOGLIOSI**

50 Forest Street

Special Exception (2016-116) - Request for extension until January 4, 2017

**MOTION:** Ms. Scorso moved to approve the extension of time to open a public hearing until January 4, 2017. Mr. Stebe seconded the motion and all members voted in favor.

**TOLLAND TURNPIKE MOTORS, LLC**

1 Tolland Turnpike

Special Exception (2016-125) - Request for 65-day extension

Erosion and Sedimentation Control Plan (2016-126) - Request for 65-day extension

Flood Plain Permit (2016-127) - Request for 65-day extension

**MOTION:** Mr. Stebe moved to approve the 65-day extension of time. Ms. Scorso seconded the motion and all members voted in favor.

**ADOPTION OF 2017 MEETING SCHEDULE**

**MOTION:** Mr. Bergin moved to adopt the 2017 meeting schedule as proposed. Mr. Stebe seconded the motion and all members voted in favor.

**APPOINTMENTS TO CAPITOL REGIONAL PLANNING COMMISSION**

**MOTION:** Ms. Scorso moved to nominate Mr. Stoppelman as a regular member and Mr. Bergin as an alternate member to the Capitol Regional Planning Commission. Mr. Stebe seconded the motion and all members voted in favor.

**APPROVAL OF MINUTES**

November 7, 2016 –Business Meeting, Aquifer Protection Agency Meeting

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

**RECEIPT OF NEW APPLICATIONS**

1. **LABYRINTH BREWING** – Special Exception (2016-143); Erosion and Sedimentation Control Plan (2016-144); – Request a special exception under Art. II Sec. 18.03.02(a) 6 to allow a brewpub at 148 Forest Street, Historic zone.