

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
OCTOBER 17, 2016**

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

Alternate Members: Julian Stoppelman
Patrick Kennedy
Teresa Ike

CALAMAR, INC

Parcel B of 188 Spencer Street

Zone Change (2016-106)

MOTION: Mr. Stebe moved to approve the zone district change from Elderly Housing Development zone to General Business zone for Parcel B at 188 Spencer Street. Ms. Scorso seconded the motion and all members voted in favor.

The reason for the approval was that the proposed amendment is consistent with the current zoning in the area and with Manchester's Plan of Conservation and Development Character Map.

The zone change will become effective on November 1, 2016.

Request for Modification of a Condition of the Approval of the Subdivision Application #2016-080 (2016-123)

MOTION: Mr. Kidd moved to approve the request for Modification of a Condition of the Approval of the Subdivision Application #2016-080 by deleting the provision that "Parcel B be conveyed to the owner of 184 Spencer Street and be merged with 184 Spencer Street," and substituting in lieu thereof that "Parcel B shall not be further developed unless and until it is merged with an abutting parcel." Mr. Bergin seconded the motion and all members voted in favor.

WATERSTONE RETAIL DEVELOPMENT, INC.

428 and 444 (a.k.a. 434) Tolland Turnpike

Special Exception Modification (2016-118)

MOTION: Mr. Kidd moved to approve the special exception modification for changes to the storm water management system at 428 and 444 (a.k.a. 434) Tolland Turnpike, with the modifications as specified in staff memoranda from:

1. Raymond Myette, Jr., Design Engineer, dated October 11, 2016; and
2. Michelle Handfield, Assistant Town Engineer, dated October 5, 2016.

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

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

Erosion and Sedimentation Control Plan (2016-117)

MOTION: Mr. Kidd moved to certify the Erosion and Sediment Control Plan at 428 and 444 (a.k.a. 434) Tolland Turnpike, with the modifications as specified in staff memoranda from:

1. Raymond Myette, Jr., Design Engineer, dated October 11, 2016; and
2. Michelle Handfield, Assistant Town Engineer, dated October 5, 2016.

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

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION

Zoning Regulation Amendment (2016-102)

MOTION: Mr. Stebe moved to approve the zoning regulation amendment at Art. IV, Sec. 13.07.01 to modify the maximum sign areas for wall, canopy, marquee and roof signs, with the modification that the revised language will read:

<u>Building Location</u>	<u>Maximum Sign Area Per Tenant</u>
Up to and including 50 feet from street	32 Square Feet
Greater than 50 up to and including 100 feet from street	64 Square Feet
Greater than 100 up to and including 150 feet from street	100 Square Feet
Greater than 150 up to and including 250 feet from street	200 Square Feet
Greater than 250 feet from street	300 Square Feet

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

The reason for the approval was that the proposed amendment is consistent with the Manchester Plan of Conservation and Development and with Art. IV Sec. 13.01 of the zoning regulations which in part reads:

“The permitted types and areas of signs are deemed sufficient for the uses intended, and the requirements and restrictions on the erection and display of signs are deemed necessary to protect the public safety, convenience and property values.”

The zoning regulation amendment will be effective on November 8, 2016.

DIANNE KUZMICKAS

719 Birch Mountain Road

Request for Jurisdictional Ruling (2016-124)

MOTION: Ms. Scorso moved to find that the operation and use of a farm pond is permitted in inland wetlands and upland review areas, as of right in accordance with the Inland Wetland and Watercourses Regulations Section 3.1. Mr. Kidd seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

August 15, 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.

September 19, 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. **WILLIAM FLEMMING** – Resubdivision (2016-122) - For a resubdivision at 26-28 Wilfred Road.
2. **CALAMAR, INC.** – Request for Modification of a Condition of the Approval of the Subdivision Application 2016-080 (2016-123) - To modify a condition of subdivision approval 2016-080.
3. **DIANE KUZMICKAS** – Request for Jurisdictional Ruling (2016-124) - Request for Jurisdictional Ruling under Section 3.3 of the Inland Wetlands and Watercourses Regulations at 719 Birch Mountain Road.
4. **TOLLAND TURNPIKE MOTORS, LLC** – Special Exception (2016-125); Erosion and Sedimentation Control Plan (2016-126); Flood Plain Permit (2016-127) – Request a special exception under Article II Section 24.02.01 (h) for used automobile sales at 1 Tolland Turnpike.