

ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
APRIL 18, 2016

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

Alternate Member Sitting: Teresa Ike

Alternates: Julian Stoppelman
Patrick Kennedy

JIN YOUNG PARK

Zoning Regulation Amendment (2016-022)

MOTION: Mr. Stebe moved to approve the zoning regulations amendment at Art. II, Sec. 22.02 and 22.04 to permit health and recreation facilities as a permitted and special exception use in the Special Design Commercial Business Zone. Mr. Kidd seconded the motion and all members voted in favor.

The reason for the approval was the proposed amendment is consistent with both the purpose and intent of the SDC zone and Manchester's Plan of Conservation and Development.

The zoning regulation amendment will become effective on May 5, 2016.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION

Zoning Regulation Amendment (2016-026)

The public hearing on this application was continued to the May 2, 2016 meeting.

TOWN OF MANCHESTER DEPARTMENT OF PUBLIC WORKS

50 Charter Oak Street

Inland Wetlands Permit – Determination of Significant Impact (2016-032)

MOTION: Mr. Kidd moved to find the proposed activity at the above referenced location as shown on the Inland Wetlands Permit application 2016-032 will not have a significant impact on the wetlands and therefore will not require a public hearing. Mr. Stebe seconded the motion and all members voted in favor.

Inland Wetlands – Determination of Regulatory Status (2016-032)

MOTION: Mr. Kidd moved to find the proposed installation of playground equipment in the location identified on the plans be considered non-regulated in accordance with Section 3.2 as it will not disturb the natural and indigenous character of the land by the removal or deposition of material, alteration or obstruction of water flow or pollution of a wetland or watercourse. No permit shall subsequently be required for this activity. Mr. Stebe seconded the motion and all members voted in favor.

Inland Wetlands Permit (2016-032)

MOTION: Mr. Kidd moved to approve the inland wetlands permit. Mr. Stebe 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.

Erosion and Sedimentation Control (2016-033)

MOTION: Mr. Kidd moved to certify the erosion and sedimentation control plan. Ms. Ike seconded the motion and all members voted in favor.

Flood Plain Permit (2016-034)

MOTION: Mr. Kidd moved to approve the flood plain permit. Ms. Ike seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. TOLLAND TURNPIKE ASSOCIATES LIMITED PARTNERSHIP – Erosion and Sedimentation Control Plan (2016-049) – To fill and grade 362 Tolland Turnpike.

2. **REDSTONE HOLDINGS, LLC – PRD Zone Change and Preliminary and Detailed Site Development Plans (2016-050); Erosion and Sedimentation Control Plan (2016-051)**
- For zone change from General Business to PRD zone and plan approval for construction of 27 units in two apartment buildings at 169 Red Stone Road.
3. **BOB’S DISCOUNT FURNITURE – Special Exception Modification (2016-052); Erosion and Sedimentation Control Plan (2016-053)** - Request a special exception modification under Art. II Sec. 9.14.02 (a) and (b) for construction of a new parking area at 428 Tolland Turnpike.
4. **SHANTOK MOTORS MANCHESTER, LLC – Special Exception (2016-054)** - Request a special exception under Art. II, Sec. 24.02.01 (h) to allow used auto sales and auto repairs at 22 Spencer Street.