

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
JULY 18, 2016**

MEMBERS PRESENT: Andy Kidd, Acting Chair
Michael Stebe
Jessica Scorso

Alternate Members Sitting: Julian Stoppelman
Teresa Ike

Alternates: Patrick Kennedy

WATERSTONE RETAIL DEVELOPMENT, INC.

444 Tolland Turnpike, a.k.a. 434 Tolland Turnpike

Special Exception (2016-058)

MOTION: Mr. Stebe moved to approve the special exception under Art. II Sec. 9.14.02 (a) and (b) for a development on a site which is four (4) acres or larger in size and for a use which requires automobile parking spaces in excess of 60 to construct a corporate headquarters office building and associated site development at 444 Tolland Turnpike, a.k.a. 434 Tolland Turnpike, with the following modifications:

As specified in staff memoranda from:

1. Jim Mayer, Traffic Engineer, dated July 8, 2016;
2. Raymond Myette, Design Engineer, dated July 8, 2016;
3. Michelle Handfield, Assistant Town Engineer, dated July 8, 2016 to Renata Bertotti.

And:

4. A revised utility plan with the addition of the generator to be reviewed and approved by Town staff.

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

The reason for the approval was the proposed development meets the special exception criteria of Article IV Section 20 of the zoning regulations.

Erosion and Sedimentation Control (2016-059)

MOTION: Mr. Stebe moved to certify the erosion and sedimentation control plan with the modifications as specified in staff memoranda from:

1. Michelle Handfield, Assistant Town Engineer, dated July 8, 2016 to Renata Bertotti.

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

428 Tolland Turnpike

Erosion and Sedimentation Control (2016-060)

MOTION: Mr. Stebe moved to certify the erosion and sedimentation control plan with the modifications as specified in staff memoranda from:

1. Michelle Handfield, Assistant Town Engineer, dated July 8, 2016 to Renata Bertotti.

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

Special Exception Modification (2016-061)

MOTION: Mr. Stebe moved to approve the special exception modification at 428 Tolland Turnpike with the modifications as specified in staff memoranda from:

1. Jim Mayer, Traffic Engineer, dated July 8, 2016;
2. Raymond Myette, Design Engineer, dated July 8, 2016;
3. Michelle Handfield, Assistant Town Engineer, dated July 8, 2016 to Renata Bertotti.

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

The reason for the approval was that the proposed development meets the special exception criteria of Article IV Section 20 of the zoning regulations.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION

Zoning Regulation Amendment (2016-027)

MOTION: Mr. Stebe moved to approve the zoning regulation amendment to revise Art. I, Sec. 2 at the definition for Home-Conducted Occupation to delete language that prevented certain business offices from being home-conducted occupations, and Art. II Sec. 1.03.01 (r) to modify the criteria for home-conducted occupations. Mr. Stoppelman seconded the motion and all members voted in favor.

The reason for the approval was that the proposed amendment promotes health, safety and welfare.

The zoning regulation amendment will be effective on August 10, 2016.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION

Zoning Regulation Amendment (2016-074)

MOTION: Mr. Stebe moved to approve the zoning regulation amendment to revise Art. II Sec. 18.03.02 to allow breweries and brewpubs as special exception uses in the Historic Zone. Ms. Scorso seconded the motion and all members voted in favor.

The reason for the approval was that the proposed regulation amendment is consistent with the Manchester Plan of Conservation and Development goals and objectives of:

- Attracting and expanding desirable industries
- Promoting adaptive reuse and incentivizing adaptive reuse of vacant and underutilized sites and buildings
- Promoting vibrant, walkable neighborhoods

The zoning regulation amendment will be effective on July 29, 2016.

TOM STAGIS

230 Hale Road

CUD Detailed Plan Modification (2014-075)

MOTION: Mr. Stoppelman moved to approve the modification of the previous approval to allow the change of the sale dates to September 6 through September 20, 2016. Ms. Scorso seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. **T-MOBILE NORTHEAST, LLC – Historic Zone Site Plan Modification (2016-088)** – For addition of three (3) new antennas to the existing wireless telecommunications facility at 63 Elm Street.
2. **TOWN OF MANCHESTER – Erosion and Sedimentation Control Plan (2016-090); Special Exception Modification (2016-091)** – For renovations to Waddell Elementary School at 163 Broad Street.