

**ACTIONS**  
**OF THE TOWN OF MANCHESTER**  
**PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND**  
**WATERCOURSES AGENCY**  
**FOR THE MEETING OF**  
**JANUARY 20, 2016**

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

Alternate Member Sitting: Teresa Ike

Alternates: Julian Stoppelman  
Patrick Kennedy

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**RAHF SQUIRE PRESERVATION, LLC**

48 Spencer Street (a.k.a. 20-82 Spencer Street)

Erosion and Sedimentation Control Plan (2015-110)

**MOTION:** Mr. Bergin moved to approve the erosion and sedimentation control plan at 48 Spencer Street with the modifications as specified in staff memoranda from:

1. Derrick Gregor, Assistant Town Engineer, dated January 7, 2016 to Renata Bertotti.

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

January 20, 2016

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Special Exception Modification (2015-111)

**MOTION:** Ms. Ike moved to approve the special exception modification for construction of a 6,988 sq. ft. community building, addition of 5 new residential units, and modification of 10 existing units into handicapped accessible units, with associated landscaping, site, and parking alterations at 48 Spencer Street, with the modifications as specified in staff memoranda from:

1. Bernard Kalansuriya, Design Engineer, dated January 6, 2016;
2. James Davis, Zoning Enforcement Officer, dated January 6, 2016;
3. Jim Mayer, Traffic Engineer, dated January 7, 2016; and from
4. Derrick Gregor, Assistant Town Engineer, dated January 7, 2016 to Renata Bertotti.

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

The reason for the approval is the proposal meets the special exception criteria of Article IV Section 20 in the zoning regulations.

**RICHARD NUGENT & STEPHANIE WINSLOW**

4 Trevor Court

Inland Wetlands Permit – Determination of Significant Impact (2015-117)

**MOTION:** Ms. Scorso moved to find the proposed activity at the above referenced location as shown on the Inland Wetlands Permit application 2015-117 will not have a significant impact on the wetlands and therefore will not require a public hearing. Ms. Ike seconded the motion and all members voted in favor.

Inland Wetlands Permit (2015-117)

**MOTION:** Mr. Bergin moved to approve the inland wetlands permit with the modifications as specified in staff memoranda from:

1. James Davis, Zoning Enforcement Officer, dated January 15, 2016; and from
2. Derrick Gregor, Assistant Town Engineer, dated January 14, 2016 to Renata Bertotti.

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

The reason for the approval is the proposed activity does not disturb the natural or indigenous character of the land by significant impact or major effect.

January 20, 2016

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The approval is valid for 5 years. The work in the regulated area must be completed within one year of commencement.