

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION  
FOR THE MEETING OF  
JUNE 20, 2016**

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

Alternate Member Sitting: Julian Stoppelman

Alternates: Patrick Kennedy  
Teresa Ike

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**BOB'S DISCOUNT FURNITURE**

428 Tolland Turnpike

Special Exception Modification (2016-052)

**MOTION:** Mr. Stebe moved to approve the special exception modification for expansion of a parking lot at 428 Tolland Turnpike with the modifications as specified in staff memoranda from:

1. Raymond Myette, Design Engineer, dated June 8, 2016; and
2. Michelle Handfield, Civil Engineer, dated June 7, 2016 to Renata Bertotti.

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

Erosion and Sedimentation Control Plan (2016-053)

**MOTION:** Mr. Stebe moved to certify the Erosion and Sedimentation Control Plan for expansion of a parking lot at 428 Tolland Turnpike with the modifications as specified in staff memoranda from:

1. Michelle Handfield, Civil Engineer, dated June 7, 2016 to Renata Bertotti.

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

**TOWN OF MANCHESTER PLANNING & ZONING COMMISSION**

Zoning Regulation Amendment (2016-025)

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**MOTION:** Mr. Stebe moved to table the application. Mr. Bergin seconded the motion and all members voted in favor.

**SHANTOK MOTORS MANCHESTER, LLC**

22 Spencer Street

Special Exception (2016-054) – Request for extension until July 6, 2016

**MOTION:** Mr. Stoppelman moved to approve the extension of time to open a public hearing until July 6, 2016. Mr. Stebe seconded the motion and all members voted in favor.

**REDSTONE HOLDINGS, LLC**

169 Red Stone Road

PRD Zone Change and Preliminary and Detailed Plan of Development (2016-050) – Request for extension until July 6, 2016; Erosion and Sedimentation Control Plan (2016-051) – Request for extension until July 6, 2016

**MOTION:** Mr. Stebe moved to approve the extension of time to open a public hearing until July 6, 2016 on the PRD Zone Change and the combined application for the Preliminary and Detailed Plan of Development, and to approve the extension of time to render a decision on the Erosion and Sedimentation Control Plan until July 6, 2016. Mr. Bergin seconded the motion and all members voted in favor.

**APPROVAL OF MINUTES**

May 2, 2016 –Public Hearing/Business Meeting

**MOTION:** Mr. Stebe moved to approve the May 2, 2016 Public Hearing and Business Meeting minutes as written. Mr. Bergin seconded the motion and all members voted in favor.

**RECEIPT OF NEW APPLICATIONS**

1. **HILLIARD MILLS, LLC** – Inland Wetlands Permit (2016-075); Special Exception Modification (2016-076); Flood Plain Permit (2016-077) – To add parking and rain gardens at 640 and 642 Hilliard Street.
2. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION** – Zoning Regulation Amendment (2016-079) - To revise Art. II Sec. 8 at Table II 8-1 to add Indoor and Outdoor Recreation facilities to the list of Land Use Type I uses in the Comprehensive Urban Development zone.

3. **CALAMAR, INC. – Resubdivision (2016-080); Erosion and Sedimentation Control Plan (2016-081); EHD Zone Detailed Site Development Plan (2016-082)** - For construction of 128 residential units and associated site development at 188 Spencer Street.
  
4. **MICHAEL G. AND SALLY A. FLYNN – Zone Change (2016-083)** – For a change of zoning district from Form-Based Zone to Business II Zone at 230 Middle Turnpike West.