

**ACTIONS**  
**OF THE TOWN OF MANCHESTER**  
**PLANNING AND ZONING COMMISSION**  
**FOR THE MEETING OF**  
**NOVEMBER 21, 2016**

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

Alternates: Julian Stoppelman  
Patrick Kennedy

Alternate Member Sitting Teresa Ike  
(For 2016-128 only)

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**WILLIAM FLEMMING**

26 Wilfred Road (a.k.a. 26-28 Wilfred Road)

Resubdivision (2016-122)

**MOTION:** Mr. Stebe moved to continue the public hearing on this application to allow the applicant the time to bring the common vertical wall in compliance with the CT Basic Building Code. Mr. Bergin seconded the motion and all members voted in favor.

**MICHAEL EVANS**

457 Center Street

Design Overlay Review (2016-128)

**MOTION:** Mr. Stebe moved to approve the request for a building addition at 457 Center Street. Ms. Ike seconded the motion and all members voted in favor.

The reason for the approval is that the proposed addition meets the general standards of the Design Overlay Zone.

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**THE PLAZA AT BURR CORNERS, LLC**

62 Buckland Street

Special Exception Modification (2016-114)

**MOTION:** Mr. Kidd moved to approve the special exception modification for replacement of the existing building and associated site work and grading at 62 Buckland Street. Ms. Scorso seconded the motion and all members voted in favor.

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

**ANTHONY G. AND PAULA C. VISCOGLIOSI**

50 Forest Street

Special Exception (2016-116) - Request for extension until December 12, 2016

**MOTION:** Ms. Scorso moved to approve the extension of time to open a public hearing until December 12, 2016. Mr. Stebe seconded the motion and all members voted in favor.

**APPROVAL OF MINUTES**

October 17, 2016 –Public Hearing/Business Meeting

**MOTION:** Mr. Stebe moved to approve the minutes with the modification on page 13 of the Business Meeting minutes to correct “Ms. Stoppelman” to “Mr. Stoppelman.” Mr. Bergin seconded the motion and all members voted in favor.

**RECEIPT OF NEW APPLICATIONS**

1. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (2016-133)** – To revise Art. IV Sec. 13.10.05.03 to limit the size of multiple tenant signage in business plazas.
2. **TOWN OF MANCHESTER – Inland Wetlands Permit (2016-135); Erosion and Sedimentation Control Plan (2016-136); Flood Plain Permit (2016-137)** – For replacement of the bridge over Hop Brook on Hartford Road.
3. **EVERGREEN CROSSING, LLC – PRD Zone Change and Combined Preliminary and Detailed Plan of Development (2016-139); Inland Wetlands Permit (2016-140); Erosion and Sedimentation Control Plan (2016-140)** – To add one additional multifamily building with 26 units at 317 New State Road.