

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
FEBRUARY 1, 2017**

MEMBERS PRESENT: Eric Prause, Chairman
Timothy Bergin

Alternate Members Sitting: Julian Stoppelman
Patrick Kennedy

JONATHAN C. KEANE

4 Fir Grove Road

Inland Wetlands Permit – Determination of Significance (2017-006)

MOTION: Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2017-006 will not have a significant impact on the wetlands and therefore will not require a public hearing. Mr. Stoppelman seconded the motion and all members voted in favor.

Inland Wetlands Permit (2017-006)

MOTION: Mr. Kennedy moved to approve the inland wetlands permit. Mr. Stoppelman seconded the motion and all members voted in favor.

The reason for the approval was that 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.

EVERGREEN CROSSING, LLC

317 New State Road

Inland Wetlands Permit – Determination of Significance (2016-140)

MOTION: Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2016-140 will not have a

significant impact on the wetlands and therefore will not require a public hearing. Mr. Stoppelman seconded the motion and all members voted in favor.

Inland Wetlands Permit (2016-140)

MOTION: Mr. Kennedy moved to approve the inland wetlands permit. Mr. Stoppelman seconded the motion and all members voted in favor.

The reason for the approval was that 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.

PRD Zone Change and Combined Preliminary and Detailed Plan of Development (2016-139)

MOTION: Mr. Kennedy moved to approve the PRD zone change and the combined application for the Preliminary and Detailed Site Development Plan at 317 New State Road, with the modifications for the Detailed Site Development Plan as specified in staff memoranda from:

1. Shawn Morris, Deputy Fire Marshal, Manchester Fire 8th District, dated January 20, 2017;
2. Bernard Kalansuriya, Design Engineer, dated January 20, 2017;
3. Jim Davis, Zoning Enforcement Officer, dated January 17, 2017; and
4. Michelle Handfield, Assistant Town Engineer, dated January 20, 2017.

And to approve a waiver of Article II, Section 7.04.03, finding that the existing foliage is sufficient to meet the intent of that regulatory requirement.

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

The reason for the approval is that the proposed zone change is consistent with the existing zoning and the Manchester 2020 Plan of Conservation and Development, in particular its Growth Management Principle #5: Expand Housing Opportunities.

Erosion and Sedimentation Control Plan (2016-141)

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

LABYRINTH BREWING

148 Forest Street

Special Exception (2016-143)

MOTION: Mr. Kennedy moved to approve the special exception to allow a brewpub at 148 Forest Street, Historic zone, with the modifications as specified in staff memoranda from:

1. Jim Mayer, Traffic Engineer, dated February 1, 2017;
2. Matthew R. Bordeaux, Environmental Planner, dated February 1, 2017;
3. Raymond Myette, Design Engineer, dated January 19, 2017;
4. Jim Davis, Zoning Enforcement Officer, dated January 25, 2017;
5. Michelle Handfield, Assistant Town Engineer, dated January 20, 2017;
and
6. Renata Bertotti, Senior Planner, dated February 1, 2017.

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

The reason for the approval is that the proposal meets the special exception criteria in the Historic Zone and those listed in Article IV Section 20 of the zoning regulations.

148 and 126 Forest Street

Erosion and Sedimentation Control Plan (2016-144)

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

1. Matthew R. Bordeaux, Environmental Planner, dated February 1, 2017;
2. Michelle Handfield, Assistant Town Engineer, dated January 20, 2017;
and
3. Renata Bertotti, Senior Planner, dated February 1, 2017.

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

APPROVAL OF MINUTES

January 18, 2017 – Business Meeting/Workshop

MOTION: Mr. Kennedy moved to approve the minutes as written. Mr. Bergin seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. **TOWN OF MANCHESTER – Inland Wetlands Permit (2017-008); Erosion and Sedimentation Control Plan (2017-009)** – For extension of Center Springs Park and construction of a 10-stall parking lot and 570 feet of bituminous concrete multi-use trail at 363 Broad Street.