

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

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

Alternates: Julian Stoppelman  
Patrick Kennedy  
Teresa Ike

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**HILLIARD MILLS, LLC**

Zoning Regulation Amendment (2017-024)

**MOTION:** Mr. Stebe moved to approve the zoning regulation amendment at Art. I, Sec. 2.01 to add a definition for "banquet hall" and Art. II Sec. 16.15.02 to add banquet halls and outdoor entertainment at banquet halls as special exception uses in the Industrial zone, with the following modifications:

1. To replace the proposed regulation reading:

“(m) Outdoor entertainment under a permitted Banquet Hall use provided that:

- (a) To the extent possible, sound amplification equipment is oriented in a manner that directs the sound away from abutting properties, and buffering is provided to mitigate noise trespass;”

with language reading:

“(m) Outdoor entertainment under a permitted Banquet Hall use provided that:

- (a) To the extent possible, sound amplification *and light* equipment is oriented in a manner that directs the sound *and light* away from abutting properties, and buffering is provided to mitigate noise *and light* trespass.”

2. To replace the phrase “for a private event” with “for an event” in the proposed definition for Banquet Hall.

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

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The reason for the approval is that the proposed amendment is consistent with the Manchester Plan of Conservation and Development Aspirations and the goals and objectives of the Plan's Growth Management Principle 3.

The zoning regulation amendment will be effective on May 17, 2017.

**UNITED SCHOOLS ASSOCIATION**  
99 Hartford Road

Historic Zone Site Development Plan (2017-025)

**MOTION:** Ms. Scorso moved to approve the site plan for exterior modifications to the existing house and partial pavement of the existing gravel driveway at 99 Hartford Road, Historic Zone, with the modifications as specified in staff memoranda from:

1. Michelle Handfield, Assistant Town Engineer, dated April 25, 2017; and
  2. Raymond Myette, Jr., Design Engineer, dated April 25, 2017;
- and with the condition that the plans presented to the Commission at the meeting be reviewed and approved by Staff.

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

The reason for the approval is that the proposal meets the criteria of Article II Section 18.04 and 18.05 of the zoning regulations.

**JIN YOUNG PARK**  
608 East Center Street

Special Exception Modification (2017-029)

**MOTION:** Ms. Scorso moved to approve the special exception modification with the modifications as specified in staff memoranda from:

1. Michelle Handfield, Assistant Town Engineer, dated April 24, 2017.
- and with the condition that the plans presented to the Commission at the meeting be reviewed and approved by Staff.

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

The reason for the approval is that the proposed special exception modification meets the requirements of Article IV Section 20.

**TOWN OF MANCHESTER**  
363 Broad Street

Inland Wetlands Permit – Determination of Significance (2017-008)

**MOTION:** Mr. Kidd moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2017-008 will not have a significant impact on the wetlands and therefore will not require a public hearing. Mr. Bergin seconded the motion and all members voted in favor.

Inland Wetlands Permit (2017-008)

**MOTION:** Mr. Kidd moved to approve the inland wetlands permit for extension of Center Springs Park and construction of a parking lot and bituminous concrete multi-use trail at 363 Broad Street. Ms. Scorso seconded the motion and all members voted in favor.

The reason for the approval is 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.

Erosion and Sedimentation Control Plan (2017-009)

**MOTION:** Mr. Kidd moved to certify the Erosion and Sedimentation Control Plan. Mr. Bergin seconded the motion and all members voted in favor.

**TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT**

North Main Street from Tolland Turnpike to the Hockanum River

Inland Wetlands Permit – Determination of Significance (2017-026)

**MOTION:** Mr. Bergin moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2017-026 will not have a significant impact on the wetlands and therefore will not require a public hearing. Ms. Scorso seconded the motion and all members voted in favor.

Inland Wetlands Permit (2017-026)

**MOTION:** Mr. Bergin moved to approve the inland wetlands permit for reconstruction of North Main Street from Tolland Turnpike to the Hockanum River. Ms. Scorso seconded the motion and all members voted in favor.

The reason for the approval is 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 two years of commencement.

**MOTION:** Mr. Bergin moved to extend the meeting past 11:00 P.M. Ms. Ike seconded the motion and all members voted in favor.

Erosion and Sedimentation Control Plan (2017-027)

**MOTION:** Mr. Stebe moved to certify the Erosion and Sedimentation Control Plan. Mr. Bergin seconded the motion and all members voted in favor.

**TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT**

494 Main Street, 41 Center Street, 99 Edgerton Street, and 35 Center Street

Erosion and Sedimentation Control Plan (2017-028)

**MOTION:** Ms. Scorso moved to certify the Erosion and Sedimentation Control Plan. Mr. Bergin seconded the motion and all members voted in favor.

**APPROVAL OF MINUTES**

March 20, 2017 –Public Hearing/Business Meeting/Workshop

**MOTION:** Mr. Stebe moved to approve the minutes as written. Ms. Scorso seconded the motion and all members voted in favor.

**RECEIPT OF NEW APPLICATIONS**

1. **SHOPPES AT BUCKLAND HILLS, LLC / GENERAL GROWTH PROPERTIES**  
**– CUD Detailed Site Development Plan (2017-032)** – For construction of solar photovoltaic canopies over an existing paved parking area at 150, 170, and 260 Buckland Hills Drive.