

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
APRIL 3, 2017**

MEMBERS PRESENT: Andy Kidd, Acting Chairman
Michael Stebe, Secretary
Jessica Scorso
Timothy Bergin

Alternate Member Sitting: Teresa Ike

Alternate Members: Julian Stoppelman
Patrick Kennedy

CALAMAR, INC.

188 Spencer Street

Removal of the Condition of the Approval (2016-009)

MOTION: Mr. Stebe moved to approve the removal of the condition of the approval requiring that the driveway connecting onto Hillstown Road be gated as emergency access until the Hillstown Road improvements are completed and the Town Traffic Engineer has evaluated the accident history at the McDonald's driveway. Ms. Scorso seconded the motion and all members voted in favor.

The reason for the approval was that, after evaluating the crash history data, the Town Traffic Engineer recommended that the above cited condition of the approval be removed.

JIN YOUNG PARK

608 East Center Street

Special Exception Modification (2017-021)

MOTION: Mr. Stebe moved to approve the special exception modification with the modifications as specified in staff memoranda from:

1. Michelle Handfield, Assistant Town Engineer, dated March 15, 2017
2. James Davis, Zoning Enforcement Officer, dated March 15, 2017.

Mr. Bergin seconded the motion. Mr. Stebe and Mr. Bergin voted in favor of the motion. Ms. Scorso, Ms. Ike, and Mr. Kidd voted against the motion. The motion did not pass and the application was denied.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION

Zoning Regulation Amendment (2017-020)

MOTION: Ms. Ike moved to approve the text revisions at Art. I Sec. 2 to delete the definition for High Rise Apartments and at Art. VII Sec. 1 to delete the reference to high-rise apartments. Mr. Stebe seconded the motion and all members voted in favor.

The reason for the approval is that the proposed amendment is editorial and consistent with the Manchester 2020 POCD.

The zoning regulation amendment will be effective on April 18, 2017.

TOWN OF MANCHESTER

363 Broad Street

Inland Wetlands Permit – Determination of Significance (2017-008) – Request for 65-day Extension

Erosion and Sedimentation Control Plan (2017-009) – Request for 65-day Extension

MOTION: Mr. Stebe moved to approve the 65 day extension of time for the Inland Wetlands Permit and Determination of Significance (2017-008) and the Erosion and Sedimentation Control Plan (2017-009). Mr. Bergin seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

March 6, 2017 –Public Hearing/Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. UNITED SCHOOLS ASSOCIATION – Historic Zone Site Development Plan (2017-025) – For exterior modifications to the existing house and partial pavement of the existing gravel driveway at 99 Hartford Road, Historic Zone.

2. **TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT – Inland Wetlands Permit (2017-026); Erosion and Sedimentation Control Plan (2017-027)** – For reconstruction of North Main Street from Tolland Turnpike to the Hockanum River.

3. **TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT – Erosion and Sedimentation Control Plan (2017-028)** – For reconstruction of the southern Lincoln Center parking lot and adjacent access drives at 494 Main Street, 41 Center Street, 99 Edgerton Street, and 35 Center Street.