

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
JUNE 5, 2017**

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

Alternate Member Sitting: Teresa Ike

Alternates Present: Julian Stoppelman
Patrick Kennedy

KATHLEEN ARTEAGA
278 Hackmatack Street

Zone Change (2017-035)

MOTION: Mr. Stebe moved to approve the zone change from Residence AA Zone to Rural Residence Zone at 278 Hackmatack Street. Ms. Ike seconded the motion and all members voted in favor.

The reason for the approval is that the proposed zoning map amendment is consistent with the surrounding zoning and with the Manchester Plan of Conservation and Development.

The zoning map amendment will be effective on June 23, 2017.

SHOPPES AT BUCKLAND HILLS, LLC / GENERAL GROWTH PROPERTIES
150, 170, and 260 Buckland Hills Drive

CUD Detailed Site Development Plan (2017-032)

MOTION: Mr. Stebe moved to approve the site plan for construction of solar photovoltaic parking canopies on the above referenced existing parking lots at the Shoppes at Buckland Hills with the modifications as specified in staff memoranda from:

1. Michelle Handfield, Assistant Town Engineer, dated May 18, 2017;
2. Bernard Kalansuriya, Design Engineer, dated May 18, 2017; and
3. James Mayer, Traffic Engineer, dated May 18, 2017 to Renata Bertotti, Senior Planner.

and with the modification that the applicant submits a revised landscaping plan to ensure that bushes or arborvitae are relocated to ensure better safety conditions and ensure that the CUD zone landscaping requirement is met.

Ms. Scorso seconded the motion and all members voted in favor.

CASTANHO & CLOUTIER DEVELOPMENT, LLC
698 North Main Street

Subdivision – 5 Year Extension (2017-039)

MOTION: Mr. Stebe moved to approve the 5 year extension of the previously approved subdivision (2012-038), to July 16, 2022. Ms. Ike seconded the motion and all members voted in favor.

Erosion and Sedimentation Control Plan – 5 Year Extension (2017-040)

MOTION: Mr. Stebe moved to approve the 5 year extension of the previously approved erosion control plan (2012-039), to July 16, 2022. Ms. Ike seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

April 17, 2017 – Public Hearing/Business Meeting

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

May 1, 2017 – Public Hearing/Business Meeting

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. **KATHLEEN ARTEAGA – Zone Change (2017-035)** – Request a zone change from Residence AA Zone to Rural Residence Zone at 278 Hackmatack Street.
2. **CASTANHO & CLOUTIER DEVELOPMENT, LLC – Extension of Previously Approved Subdivision (2017-039); Extension of Previously Approved Erosion and Sedimentation Control Plan (2017-040)** - Request 5-year extensions of the previously approved subdivision 2012-038 and erosion control plan 2012-039 at 698 North Main Street.
3. **TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT – Inland Wetlands Permit (2017-041); Erosion and Sedimentation Control Plan (2017-042)** – For reconstruction of approximately 2,100 linear feet of roadway along Edgerton Street from Center Street to Hemlock Street.