

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
NOVEMBER 6, 2017**

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

Alternate Members Sitting: Patrick Kennedy
Teresa Ike

WORKOUT HARDER FITNESS

134 Pine Street, a.k.a. 136½ Pine Street

Special Exception (2017-081)

MOTION: Mr. Kennedy moved to approve the special exception under Art. II Sec. 18.03.05 for a recreational facility at 134 Pine Street, a.k.a. 136 ½ Pine Street, with the modifications as specified in staff memoranda from:

1. Michelle Handfield, Assistant Town Engineer, dated November 6, 2017 to Renata Bertotti, Senior Planner.

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

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

DARRELL LUPACCHINO

555 Lydall Street

Inland Wetlands Permit – Determination of Significance (2017-090)

MOTION: Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2017-090 will not have a significant impact on the wetlands and therefore will not require a public hearing. Ms. Ike seconded the motion and all members voted in favor.

Inland Wetlands Permit (2017-090)

MOTION: Mr. Kennedy moved to approve the inland wetlands permit to remove fill and stabilize the slope in response to the Notice of Violation at 555 Lydall Street. Mr. Stebe seconded the motion and all members voted in favor.

The reason for the approval is that the proposed activity will remediate fill in the regulated upland review area and mitigate potential impacts to a regulated resource.

The approval is valid for 5 years. Removal of fill shall occur before year's end and loam and seed shall be installed during the spring 2018 growing season.

Jurisdictional Ruling (2017-097)

MOTION: Mr. Kennedy moved to find that the proposed operation and use (grazing) shall be permitted in the upland review area, as of right, and that no permit is required to conduct this activity in accordance with Inland Wetlands and Watercourses Regulations Section 3.1 (a). Ms. Ike seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

September 6, 2017 - Public Hearing/Business Meeting

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

September 18, 2017 – Public Hearing/Business Meeting

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

October 2, 2017 – Public Hearing/Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. **TOWN OF MANCHESTER – Inland Wetlands Permit (2017-092)** – For dredging of Center Springs Pond at 99 Edgerton Street.
2. **TRUSTEES OF NORTH METHODIST CHURCH – Inland Wetlands Permit – Determination of Significance (2017-098); Inland Wetlands Permit (2017-098); Re-subdivision (2017-099); Erosion and Sedimentation Control Plan (2017-100)** – For re-subdivision of two parcels into five lots with reconstruction of existing roadway at 40 and 41 Farmington Street.

3. **EL REINO UN MINISTERIO NUEVO** – **Special Exception (2017-101)** – For a place of worship in the lower level of an existing tenant space at 485 Hartford Road.

4. **CHURCH OF PENTECOST, INC.** – **Special Exception Modification (2017-102)** – To establish church activities in the existing basement for use by the congregation after church hours at 748 Tolland Turnpike.