

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

MEMBERS PRESENT: Eric Prause, Chairman
Michael Stebe, Secretary
Timothy Bergin

Alternate Member Sitting: Julian Stoppelman
Patrick Kennedy

The Commission unanimously accepted the revised agenda.

GERALD M. CATOLANE

98 Bush Hill Road

Resubdivision (2017-051)

MOTION: Mr. Kennedy moved to approve the 2-lot re-subivision at 98 Bush Hill Road; to approve the lot frontage at a building line; and to accept the payment of a fee in lieu of the open space, with the modifications as specified in staff memoranda from:

1. Michelle Handfield, Assistant Town Engineer dated August 10, 2017;
2. Matthew R. Bordeaux, Environmental Planner/Inland Wetlands Agent dated August 8, 2017
3. Kim Dubanoski, Chief Sanitarian dated July 28, 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 requirement of the zoning and subdivision regulations. The fee in lieu of open space dedication is appropriate due to the character of the original parcel, in terms of overall area, presence of wetland, and general location.

CHR CAPITAL, INC. AND COMMUNITY HEALTH RESOURCES, INC.

698 and 694 North Main Street and 50, 51, 60, 70, and 71 Kathleen Way

PRD Zone Combined Preliminary and Detailed Site Development Plan (2017-059)

MOTION: Mr. Kennedy moved to approve the PRD Zone Combined Preliminary and Detailed Site Development Plan with the modifications as specified in staff memoranda from:

1. Michelle Handfield, Assistant Town Engineer dated September 1, 2017; and
2. Bernard Kalansuriya, Design Engineer dated September, 1, 2017 to Renata Bertotti, Senior Planner.

Mr. Stoppelman seconded the motion and Mr. Kennedy, Mr. Stoppelman, and Mr. Stebe voted in favor of the motion. Mr. Prause and Mr. Bergin voted against the motion. The motion passed 3 to 2.

The reason for the approval is that the proposed PRD Zone Combined Preliminary and Detailed Site Development Plan meets the PRD zone regulations.

Erosion and Sedimentation Control Plan (2017-060)

MOTION: Mr. Kennedy moved to certify the Erosion and Sedimentation Control Plan with the modifications as specified in staff memoranda from:

1. Michelle Handfield, Assistant Town Engineer dated September 1, 2017; and
2. Bernard Kalansuriya, Design Engineer dated September, 1, 2017 to Renata Bertotti, Senior Planner.

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

TOWN OF MANCHESTER

126 Olcott Street

Inland Wetlands Permit – Determination of Significance (2017-066)

MOTION: Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2017-066 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 (2017-066)

MOTION: Mr. Kennedy moved to approve the inland wetlands permit for renovations to Verplanck elementary school at 126 Olcott Street. Mr. Stebe 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 (2017-057)

MOTION: Mr. Kennedy moved to certify the Erosion and Sedimentation Control Plan with the modifications as specified in staff memoranda from:

1. Rob Topliff, Parks and Recreation Facilities Manager, dated August 10, 2017,
2. Michelle Handfield, Assistant Town Engineer, dated September 6, 2017; and
3. Bernard Kalansuriya, Design Engineer, dated September 6, 2017 to Renata Bertotti, Senior Planner.

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

Special Exception Modification (2017-058)

MOTION: Mr. Kennedy moved to approve the special exception modification for renovations to Verplanck elementary school at 126 Olcott Street, with the modifications as specified in staff memoranda from:

1. Rob Topliff, Parks and Recreation Facilities Manager, dated August 10, 2017,
2. Michelle Handfield, Assistant Town Engineer, dated September 6, 2017; and
3. Bernard Kalansuriya, Design Engineer, dated September 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.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION

Zoning Regulation Amendment (2017-055)

MOTION: Mr. Kennedy moved to approve the zoning regulation amendment to revise Art. IV Sec. 13.05.05 to prohibit corrugated plastic signs. Mr. Bergin seconded the motion and all members voted in favor.

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

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

APPROVAL OF MINUTES

August 14, 2017 – Public Hearing/Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. **MICHAEL AND SALLY FLYNN – Special Exception Modification (2017-071);
Design Overlay Review (2017-072);** – Special Exception Modification under Art. II Sec. 11.02.01 for construction of a 35'x45' building at 230 Middle Turnpike West.
2. **FRANCIS BURNS – Special Exception (2017-073)** – Request a special exception under Art. II Sec. 16.15.02(k) for automotive repair and service at 191 Adams Street, a.k.a. 195B Adams Street.