

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND  
WATERCOURSES AGENCY  
FOR THE MEETING OF  
DECEMBER 11, 2017**

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

Alternate Member Sitting: Teresa Ike

Alternates: Julian Stoppelman  
Patrick Kennedy

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**OM FOUNDATION, INC.**

15 Burnham Street Extension

Special Exception (2017-086)

**MOTION:** Mr. Stebe moved to approve the special exception under Art. II Sec. 1.00.02 to allow a place of worship at 15 Burnham Street Extension, with the modifications as specified in staff memoranda from:

1. Shawn Morris, Deputy Fire Marshal, 8th District Fire, dated November 27, 2017;
2. Michelle Handfield, Assistant Town Engineer, dated December 1, 2017;
3. Raymond Myette, Jr., Design Engineer, dated December 4, 2017; and
4. Jim Davis, Zoning Enforcement Officer, dated December 4, 2017 to Renata Bertotti, Senior Planner.

and with the condition that the applicant will provide traffic counts post development (6 months after opening) to verify the assumptions and data contained within the application material.

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

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

Erosion and Sedimentation Control Plan (2017-087)

**MOTION:** Mr. Stebe 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 December 1, 2017 to Renata Bertotti, Senior Planner.

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

**EL REINO UN MINISTERIO NUEVO**

485 Hartford Road

Special Exception (2017-101)

**MOTION:** Mr. Stebe moved to approve the special exception under Art. II Sec. 11.02.10 (Business II zone) and Sec. 5.02.02 (Residence B zone) to allow a place of worship at 485 Hartford Road, with the modifications as specified in staff memoranda from:

1. Michelle Handfield, Assistant Town Engineer, dated November 22, 2017;
2. Kim Dubanoski, Chief Sanitarian, dated November 20, 2017; and
3. Renata Bertotti, Senior Planner, dated December 5, 2017.

and with the condition that the applicant will provide a final landscaping screening plan to Town Staff for approval.

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

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

**SURENDAR SEERANGAN**

149 Tufts Drive

Inland Wetlands Permit – Determination of Significance (2017-104)

**MOTION:** Mr. Stebe moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2017-104 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 (2017-104)

**MOTION:** Mr. Stebe moved to approve the inland wetlands permit to allow construction of a single family home, driveway and installation of residential utilities, with the modifications as specified in staff memoranda from:

1. Jim Davis, Zoning Enforcement Officer, dated November 30, 2017;
2. Michelle Handfield, Assistant Town Engineer, dated November 30, 2017; and
3. Bernard Kalansuriya, Design Engineer, dated November 30, 2017.

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.

### **TOWN OF MANCHESTER**

99 Edgerton Street

#### Inland Wetlands Permit – Determination of Significance (2017-092)

**MOTION:** Mr. Stebe moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2017-092 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 (2017-092)

**MOTION:** Mr. Stebe moved to approve the inland wetlands permit to dredge Center Springs Pond, with the modifications as specified in staff memoranda from:

1. Michelle Handfield, Assistant Town Engineer, dated November 14, 2017; and
2. Matthew R. Bordeaux, Wetlands Agent, dated November 20, 2017.

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

The reason for the approval is that the proposed activity to enhance the water quality of Center Springs Pond will be conducted in a manner that will minimize turbidity and maintain the existing functions of the waterbody during the hydraulic dredging process.

The approval is valid for 5 years. The work in the regulated area must be completed within one year of commencement.

### **ADOPTION OF 2018 MEETING SCHEDULE**

**MOTION:** Mr. Stebe moved to approve the 2018 meeting schedule with the modification that the proposed January 28, 2019 meeting date will be changed to January 23, 2019. Ms. Ike seconded the motion and all members voted in favor.

**APPOINTMENTS TO CAPITOL REGIONAL PLANNING COMMISSION**

**MOTION:** Mr. Stebe moved to nominate Mr. Stoppelman as a regular member and Mr. Bergin as an alternate member to the Capitol Regional Planning Commission. Ms. Scorso seconded the motion and all members voted in favor.

**APPROVAL OF MINUTES**

October 16, 2017 –Public Hearing/Business Meeting

November 6, 2017 – Public Hearing/Business Meeting

November 20, 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**

No New Applications.