

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
FEBRUARY 13, 2017**

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

Alternate Member Sitting: Patrick Kennedy

TILCON, INC.

116 Union Street

Inland Wetlands Permit – Determination of Significance (2016-147)

MOTION: Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2016-147 will not have a significant impact on the wetlands and therefore will not require a public hearing. Mr. Stebe seconded the motion and all members voted in favor.

Inland Wetlands Permit (2016-147)

MOTION: Mr. Kennedy moved to approve the inland wetlands permit with the modifications as specified in staff memoranda from:

1. Michelle Handfield, Assistant Town Engineer, dated February 1, 2017.

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

The reason for the approval was 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.

JOSEPH D'ASCOLI (MANCHESTER HOUSING AUTHORITY)

11 Bluefield Drive at the Corner of Case Dr., House Dr. & Carver Ln.

Special Exception Modification (2017-005)

MOTION: Mr. Kennedy moved to approve the Special Exception Modification at 11 Bluefield Drive at the Corner of Case Dr., House Dr. & Carver Ln. with the modifications as specified in staff memoranda from:

1. Michelle Handfield, Assistant Town Engineer, dated January 27, 2017.

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

The reason for the approval was that the proposed special exception modification meets requirements of Article IV Section 20.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION

Zoning Regulation Amendment (2016-145)

MOTION: Mr. Kennedy moved to approve the zoning regulation amendment regarding multi-family dwellings and high rise apartments in the CUD zone; accessory use of yards, walkways, and parking lots; Special Exception Criteria to remove the reference to the CBD zone; and to delete Art. IV Sec. 2 (High Rise Apartments), with the following modification:

1. At Art. II Sec. 8.03.03 (3)(iii)(1), the word “balconies” will be replaced with “common balconies,” and “etc.” will be replaced with “or similar common areas.”

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

The reason for the approval was that the proposed amendments correct a previous oversight with regards to the accessory use of yards, walkways and parking lots, and are consistent with the Manchester 2020 Plan of Conservation and Development of redeveloping and investing in existing and potential mixed use centers or districts, transit nodes and corridors, promoting walkable neighborhoods, and diversifying the Town’s housing stock.

The zoning regulation amendment will be effective on March 1, 2017.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION

Zoning Regulation Amendment (2016-148)

MOTION: Mr. Kennedy moved to approve the zoning regulation amendment regarding Outdoor Entertainment with the following modifications:

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1. Wherever it appears, the phrase “sound amplification equipment” will be replaced with “sound amplification and light equipment;” and
 2. Wherever it appears, the phrase “directs the sound away from abutting properties,” will be replaced with “directs the sound and light away from abutting properties.”

AMENDED MOTION: Mr. Kennedy moved to approve the zoning regulation amendment regarding Outdoor Entertainment with the following modifications:

1. Wherever it appears, the phrase “sound amplification equipment” will be replaced with “sound amplification and light equipment;” and
2. Wherever it appears, the phrase “directs the sound away from abutting properties,” will be replaced with “directs the sound and light away from abutting properties.”
3. Wherever it appears, the phrase “mitigate noise trespass” will be replaced with “mitigate noise and light trespass.”

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

The reason for the approval was that the proposed amendment supports community aspirations identified in the Manchester 2020 Plan of Conservation and Development such as the desire to be a vibrant, thriving and energetic community and to provide the physical arrangement and design of spaces that creates community through programmed and spontaneous interaction.

The zoning regulation amendment will be effective on March 1, 2017.

RECEIPT OF NEW APPLICATIONS

1. **HOCKANUM FLATS, LLC – Inland Wetlands Permit (2017-011); Special Exception Modification (2017-012)** – To construct a building addition for the Lynch Toyota body shop, realign drainage, move catch basins, and modify the parking and driveway at 171 Tolland Turnpike.
2. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zone Change (2017-010)** – Request a zone change from Form-Based Zone to Business II Zone and Design Overlay Zone at 230 Middle Turnpike West.