

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION  
FOR THE MEETING OF  
APRIL 17, 2017**

**MEMBERS PRESENT:** Michael Stebe, Acting Chair  
Jessica Scorso  
Timothy Bergin

Alternate Member Sitting: Julian Stoppelman  
Patrick Kennedy

Alternate Member Sitting  
for 2017-023 and  
Approval of Minutes: Teresa Ike

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**TOLLAND TURNPIKE MOTORS, LLC**  
1 Tolland Turnpike

Special Exception (2017-016)

**MOTION:** Mr. Kennedy moved to approve the special exception under Art. II Sec. 24.02.01 (h) for used auto sales, with the modifications as specified in staff memoranda from:

1. Michelle Handfield, Assistant Town Engineer, dated March 20, 2017
2. James Davis, Zoning Enforcement Officer, dated March 24, 2017
3. Bernard Kalansuriya, Design Engineer, dated March 24, 2017; and
4. Matthew Bordeaux, Environmental Planner, dated March 27, 2017.

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

The reason for the approval is that the proposed special exception meets the requirements of Article IV Section 5 and Article IV Section 20.

Erosion and Sedimentation Control Plan (2017-017)

**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 March 20, 2017
2. James Davis, Zoning Enforcement Officer, dated March 24, 2017; and
3. Matthew Bordeaux, Environmental Planner, dated March 27, 2017.

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

Flood Plain Permit (2017-018)

**MOTION:** Mr. Kennedy moved to approve the Flood Plain Permit with the modifications as specified in staff memoranda from:

1. Michelle Handfield, Assistant Town Engineer, dated March 20, 2017

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

The reason for the approval is that the proposed plans indicate there will be a net zero impact on the flood storage capacity of the Hockanum River flood plain.

**MANCHESTER COUNTRY CLUB, INC.**  
535 South Main Street

Special Exception Modification (2017-013)

**MOTION:** Mr. Kennedy moved to approve the special exception modification under Art. II, Sec. 2.02.07 to construct a storage building at a golf course, with the modifications as specified in staff memoranda from:

1. Kim Dubanoski, Chief Sanitarian, dated March 27, 2017

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

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

**MANCHESTER COUNTRY CLUB, INC.**  
535 South Main Street

Special Exception Modification (2017-022)

**MOTION:** Mr. Kennedy moved to approve the special exception modification under Art. II Sec. 2.02.07 to construct a 30' x 54' metal canopy structure at a golf course.

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

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

**THANH DAI**  
78 Forest Street

Historic Zone Site Plan (2017-015)

**MOTION:** Mr. Kennedy moved to approve the historic zone site plan to allow for the renovation of a historic Cheney Mansion, with the modifications as specified in staff memoranda from:

1. Michelle Handfield, Assistant Town Engineer, dated April 5, 2017.

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

**THE PLAZA AT BURR CORNERS, LLC**  
62 Buckland Street

Special Exception Modification (2017-023)

**MOTION:** Mr. Kennedy moved to approve the special exception modification with the modifications as specified in staff memoranda from:

1. James Davis, Zoning Enforcement Officer, dated April 3, 2017.

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

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

**APPROVAL OF MINUTES**

April 3, 2017 – Public Hearing/Business Meeting/Workshop

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

**RECEIPT OF NEW APPLICATIONS**

1. **JIN YOUNG PARK – Special Exception Modification (2017-029)** – Special exception modification under Art. II Sec. 22.04.08 for changes to previously approved health and recreation facility at 608 East Center Street.