

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

MEMBERS PRESENT: Eric Prause, Chairman
Michael Stebe, Secretary

Alternate Members Sitting: Julian Stoppelman
Patrick Kennedy
Teresa Ike

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION

1087 Tolland Turnpike

Zoning Map Amendment (2017-047)

MOTION: Mr. Kennedy moved to approve the zoning map amendment to correct the zoning map and zone the property at 1087 Tolland Turnpike as General Business zone. Mr. Stoppelman seconded the motion and all members voted in favor.

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

The zoning map amendment will be effective on July 31, 2017.

TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT

130, 156, and 180 Hillstown Road

Erosion and Sedimentation Control Plan (2017-050)

MOTION: Mr. Kennedy moved to approve the erosion and sedimentation control plan for grading and construction of a cemetery road at Hillstown Cemetery. Mr. Stebe seconded the motion and all members voted in favor.

TOWN OF MANCHESTER

1151 Main Street

Special Exception Modification (2017-056)

MOTION: Mr. Kennedy moved to approve the special exception modification to change a section of the previously approved fence located at the north property line from 6 ft. high black vinyl-coated chain link with black privacy slats to 6 ft. high white

solid vinyl privacy fence at 1151 Main Street. Mr. Stoppelman seconded the motion and all members voted in favor.

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

APPROVAL OF MINUTES

June 19, 2017 – Workshop

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. **ARMORY GROUP, LLC – Zone Change (2017-054)** – Request a zone change from Residence B to Business III for the rear portion of the property at 330 Main Street, Residence B, Business III, and Design Overlay zones.
2. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (2017-055)** - To revise Art. IV Sec. 13.05.05 to prohibit corrugated plastic signs.
3. **TOWN OF MANCHESTER – Special Exception Modification (2017-056)** - To change a section of the previously approved fence located at the north property line from 6 ft. high black vinyl-coated chain link with black privacy slats to 6 ft. high white solid vinyl privacy fence at 1151 Main Street.
4. **TOWN OF MANCHESTER – Erosion and Sedimentation Control Plan (2017-057); Special Exception Modification (2017-058)** – For renovations to Verplanck elementary school, including building extensions, upgraded parking, a new exit drive, and landscaping, at 126 Olcott Street.
5. **CHR CAPITAL, INC. AND COMMUNITY HEALTH RESOURCES, INC. - PRD Zone Combined Preliminary and Detailed Site Development Plan (2017-059); Erosion and Sedimentation Control Plan (2017-060)** – For one 13-unit multi-family residential building with 12 housing units and one caretaker unit at 698 and 694 North Main Street and 50, 51, 60, 70, and 71 Kathleen Way.