

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
MARCH 20, 2017**

MEMBERS PRESENT: Eric Prause, Chairman
Andy Kidd, Vice Chairman
Michael Stebe, Secretary
Jessica Scorso

Alternate Member Sitting: Julian Stoppelman

Alternate Members: Patrick Kennedy
Teresa Ike

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION
230 Middle Turnpike West

Zone Change (2017-010)

MOTION: Mr. Stebe moved to approve a zone change from Form-Based Zone to Business II Zone and Design Overlay Zone at 230 Middle Turnpike West. Ms. Scorso seconded the motion and all members voted in favor.

The reason for the approval is that the proposed zone change is consistent with the Manchester 2020 POCD and the character of the area is expected to remain consistent with the uses allowed in the Business II zone with Design Overlay. The proposed zone change is also consistent with the zoning in the area.

The zone change will be effective on April 5, 2017.

HOCKANUM FLATS, LLC
171 Tolland Turnpike

Inland Wetlands Permit – Determination of Significance (2017-011)

MOTION: Mr. Stebe moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2017-011 will not have a significant impact on the wetlands and therefore will not require a public hearing. Mr. Stoppelman seconded the motion and all members voted in favor.

Inland Wetlands Permit (2017-011)

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

1. Michelle Handfield, Assistant Town Engineer, dated February 24, 2017.

Mr. Stoppelman 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.

Special Exception Modification (2017-012)

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

1. Michelle Handfield, Assistant Town Engineer, dated February 24, 2017.

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

The reasons for the approval were that the proposed special exception modification meets the requirements of Article IV Section 20, that there is no impact on parking or existing services, and that the building is compatible with the area.

APPROVAL OF MINUTES

February 13, 2017 - Public Hearing/Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendment (2017-020)** – To revise Art. I Sec. 2 to delete the definition for High Rise Apartments and Art. VII Sec. 1 to delete the reference to high-rise apartments.
2. **JIN YOUNG PARK – Special Exception Modification (2017-021)** – Special exception modification under Art. II Sec. 22.04.08 for changes to previously approved health and recreation facility at 608 East Center Street.
3. **MANCHESTER COUNTRY CLUB – Special Exception Modification (2017-022)** – Request a Special Exception Modification under Art. II Sec. 2.02.07 to construct a canopy structure at 535 South Main Street.
4. **THE PLAZA AT BURR CORNERS, LLC – Special Exception Modification (2017-023)** – Request a Special Exception Modification under Art. II Sec. 9.14.02 (a) and (b) to add two garage bay doors at 62 Buckland Street.

5. **HILLIARD MILLS, LLC – Zoning Regulation Amendment (2017-024)** – To revise Art. I, Sec. 2.01 to add a definition for "banquet hall." To revise Art. II Sec. 16.15.02 to add banquet halls and outdoor entertainment at banquet halls as special exception uses in the Industrial zone.