

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
NOVEMBER 5, 2018**

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

Alternate Member Sitting: Teresa Ike
Patrick Kennedy

MOTION: Mr. Kennedy moved to revise the agenda to delete the public hearing item and the first item of new business for the Association of Muslim Community and to start with Big Y Foods, Inc. as the first item of new business. Ms. Ike seconded the motion and all members voted in favor.

BIG Y FOODS, INC.
176 Tolland Turnpike

Inland Wetlands Permit – Determination of Significance (2018-106)

MOTION: Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2018-106 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 (2018-106)

MOTION: Mr. Kennedy moved to approve the inland wetlands permit for construction of a convenience store with associated gas station and related improvements at 176 Tolland Turnpike. Mr. Stebe 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 wetland 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.

Erosion and Sedimentation Control Plan (2018-107)

MOTION: Mr. Kennedy moved to certify the Erosion and Sedimentation Control Plan with the modifications as specified in staff memoranda from:

1. Douglas Sanborn, Chief of Surveys, dated October 17, 2018; and

2. James Mayer, Traffic Engineer, dated October 17, 2018.

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

Special Exception Modification (2018-108)

MOTION: Mr. Kennedy moved to approve the special exception modification under Article II, Section 24.02.01(h) for construction of a convenience store with associated gas station and related improvements at 176 Tolland Turnpike with the modifications as specified in staff memoranda from:

1. Douglas Sanborn, Chief of Surveys, dated October 17, 2018; and
2. James Mayer, Traffic Engineer, dated October 17, 2018.

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

The reasons for the approval are that the proposed activity meets the special exception criteria and that it is an existing use that fits and conforms with the neighborhood.

SANRICO ASSOCIATES, LLC

58 Sanrico Drive

Inland Wetlands Permit – Determination of Significance (2018-092) – Request for 65-day Extension

Special Exception (2018-093) – Request for 65-day Extension

Erosion and Sedimentation Control Plan (2018-094) – Request for 65-day Extension

MOTION: Mr. Kennedy moved to approve the requests for extensions. Mr. Stebe seconded the motion and all members voted in favor.

KRISTINE CARLSON

637 South Main Street

Resubdivision (2018-057) – Request for extension of time under CGS 8-25 for filing approved subdivision plans.

MOTION: Mr. Kennedy moved to approve the request for extension of time under CGS 8-25 for filing an approved subdivision. Mr. Stebe seconded the motion and all members voted in favor.

The extension is for 90 days, until March 24, 2019.

APPROVAL OF MINUTES

October 15, 2018 – Public Hearing/Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. **CONNECTICUT CVS PHARMACY, LLC – Erosion and Sedimentation Control Plan (2018-118); Special Exception Modification (2018-119)** – To modify the curb for the access drives between Phase 1 and Phase 2 and to modify the grading on Phase 2 at 1221 Main Street.
2. **JOSH LAFRANCE – Special Exception (2018-120)** – Request a special exception per Art. II, Sec. 4.02.01 for conversion to a two-family home at 180 Porter Street.
3. **HIGHLAND MEETING ROOM, INC. – Erosion and Sedimentation Control Plan (2018-121); Special Exception Modification (2018-122)** – To relocate the existing parking, create a one-way internal traffic flow, and expand a portion of the existing building at 127 and 133 Highland Street.