

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

MEMBERS PRESENT: Eric Prause, Chairman
Michael Stebe, Secretary

Alternate Member Sitting: Julian Stoppelman
Patrick Kennedy

KRISTINE CARLSON
637 South Main Street

Inland Wetlands Permit – Determination of Significance (2018-056)

MOTION: Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2018-056 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 (2018-056)

MOTION: Mr. Kennedy moved to approve the inland wetlands permit for 5 years for resubdivision of the existing lot at 637 South Main Street into eight lots, including construction of six additional residential properties and one open space parcel, because the proposed activity does not disturb the natural or indigenous character of the wetland by significant impact or major effect.

AMENDED MOTION: Mr. Kennedy moved to approve the inland wetlands permit for 5 years, with the work in the regulated area to be completed within one year of commencement, for resubdivision of the existing lot at 637 South Main Street into eight lots, including construction of six additional residential properties and one open space parcel, because the proposed activity does not disturb the natural or indigenous character of the wetland by significant impact or major effect.

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

Resubdivision (2018-057)

MOTION: Mr. Kennedy moved to approve the resubdivision of the existing lot at 637 South Main Street into eight lots, including construction of six additional residential properties and one open space parcel, with the modifications as specified in staff memoranda from:

1. Michelle Handfield, Assistant Town Engineer, dated June 28, 2018;
2. Bernard Kalansuriya, Design Engineer, dated July 17, 2018;
3. Michelle Handfield, Assistant Town Engineer, dated July 20, 2018; and

AMENDED MOTION: Mr. Kennedy moved to approve the resubdivision of the existing lot at 637 South Main Street into eight lots, including construction of six additional residential properties and one open space parcel, with the modifications as specified in staff memoranda from:

1. Michelle Handfield, Assistant Town Engineer, dated June 28, 2018;
2. Bernard Kalansuriya, Design Engineer, dated July 17, 2018;
3. Michelle Handfield, Assistant Town Engineer, dated July 20, 2018; and
4. Recommendations made by the Conservation Commission at its June 19, 2018 meeting, as summarized in a memo dated June 20, 2018.

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

The reason for the approval is that the proposal meets the Subdivision Regulations criteria.

Erosion & Sedimentation Control Plan (2018-077)

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

1. Bernard Kalansuriya, Design Engineer dated July 17, 2018; and
2. Michelle Handfield, Assistant Town Engineer dated July 20, 2018.

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

NEW CINGULAR WIRELESS PCS, LLC (AT&T)

63 Elm Street

Historic Zone Site Plan Modification (2018-091)

MOTION: Mr. Kennedy moved to approve the Historic Zone Site Plan Modification for the addition of three (3) new antennas and six (6) new Remote Radio Head units ("RRUs") to the existing wireless telecommunications facility located on the smokestack at 63 Elm Street. Mr. Stoppelman seconded the motion and the members present unanimously voted in favor.

TOWN OF MANCHESTER

177 Hartford Road

Historic Zone Site Plan (2018-090)

MOTION: Mr. Kennedy moved to approve the Historic Zone Site Plan for renovations to Cheney Hall at 177 Hartford Road. Mr. Stebe seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. **SANRICO ASSOCIATES, LLC** – Inland Wetlands Permit (2018-092); Special Exception (2018-093); Erosion and Sedimentation Control Plan (2018-094) – For construction of 46 small business rental units in 4 separate buildings at 58 Sanrico Drive.
2. **DKS REALTY** – Erosion and Sedimentation Control Plan (2018-097) – Building addition in place of existing pavement with some new pavement and parking spaces at 111 Utopia Road.
3. **TOLLAND TURNPIKE REALTY LLC** – Inland Wetlands Permit (2018-098); Erosion and Sedimentation Control Plan (2018-099); Special Exception Modification (2018-100) – To demolish an outbuilding, construct a building addition, overlay the existing pavement, and pave the gravel parking area at 30, 54, and 80 Tolland Turnpike.
4. **THANH DAI** – Historic Zone Site Plan (2018-101) – For installation of a patio in the front area of the house and a railing for the existing porch at 78 Forest Street.