

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
MAY 7, 2018**

MEMBERS PRESENT: Eric Prause, Chairman
Michael Stebe, Secretary

Alternate Members Sitting: Julian Stoppelman
Patrick Kennedy
Teresa Ike

TRUSTEES OF NORTH METHODIST CHURCH

40 and 41 Farmington Street

Resubdivision (2018-027)

MOTION: Mr. Kennedy moved to approve the re-subdivision of two existing parcels into five lots with associated site work, with the modification that an additional fire hydrant be installed in the cul-de-sac and the existing fire hydrant be maintained in its current location, subject to review and approval by the Fire Marshal; and with the condition that the developer shall include language in the deed of conveyance for Lot No. 3 that puts a future owner on notice that the owner of Lot No. 3 is responsible for the ongoing maintenance of the extended wetlands area on the lot.

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

The reason for the approval is that the proposal meets the requirements of the zoning and subdivision regulations.

40 and 41 Farmington Street and 300 Parker Street

Erosion and Sedimentation Control Plan (2018-028)

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

1. Matthew R. Bordeaux, Environmental Planner dated April 18, 2018 to Renata Bertotti, Senior Planner.

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

TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT

227 and 239 Middle Turnpike East

Special Exception Modification (2018-039)

MOTION: Mr. Kennedy moved to approve the special exception modification for reconstruction of the parking lot at Illing Middle School at 227 and 239 Middle Turnpike East with the modifications as specified in staff memoranda from:

1. Matthew R. Bordeaux, Environmental Planner, dated April 24, 2018; and
2. Russell Johnston, Civil Engineer for Eighth District Utilities – Sewer, dated April 12, 2018.

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

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

Erosion & Sedimentation Control Plan (2018-034)

MOTION: Mr. Kennedy moved to approve the erosion and sediment control plan with the modifications as specified in staff memoranda from:

1. Matthew R. Bordeaux, Environmental Planner, dated April 24, 2018; and
2. Russell Johnston, Civil Engineer for Eighth District Utilities – Sewer, dated April 12, 2018.

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

Mandatory Referral (2018-035)

MOTION: Mr. Kennedy moved to issue a favorable report for reconstruction of the parking lot at Illing Middle School at 227 and 239 Middle Turnpike East. Mr. Stoppelman seconded the motion and all members voted in favor.

The reason for the favorable report is that this project is consistent with the Manchester POCD's general intent to ensure quality public infrastructure in Town.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION

Zoning Regulation Amendment (2018-024)

MOTION: Mr. Stebe moved to approve the zoning regulation amendment (2018-024) to add a new section, Article I Section 5, stipulating the provisions for the posting of public hearing signs when public hearings are required, as presented in Option B, with the modification to add a new subsection (c), stating, "Sign(s) shall be posted for at least ten consecutive days immediately preceding the public hearing and removed within three days of the closure of the public hearing;" and to re-letter the current subsection (c) of Option B to (d).

Mr. Stoppelman seconded the motion.

AMENDED MOTION: Mr. Stebe moved to approve the zoning regulation amendment (2018-024) to add a new section, Article I Section 5, stipulating the provisions for the posting of public hearing signs when public

hearings are required, as presented in Option B, with the modification to add a new subsection (c), stating, “Sign(s) shall be posted for at least ten days prior to the public hearing;” and to re-letter the current subsection (c) of Option B to (d).

Mr. Stoppelman seconded the amended motion. Mr. Stebe, Mr. Prause, and Mr. Stoppelman voted in favor of the motion. Ms. Ike and Mr. Kennedy voted against the motion. The motion passed three to two.

The reason for the approval is that the proposed amendment is consistent with the general intent of the POCD to promote public participation and transparency of the planning process.

The zoning regulation amendment will be effective on July 1, 2018.

TOWN OF MANCHESTER

Portions of 261 Center Street, 262 Center Street and 31 Pine Street

Mandatory Referral (2018-042)

MOTION: Mr. Kennedy moved to issue a favorable report for acquisition of the above referenced property. Mr. Stebe seconded the motion and all members voted in favor.

The reason for the favorable report is that the acquisition is consistent with the Manchester POCD (2020 Plan), and specifically with the Goal and Objective C of its GMP 4: Improve overall walkability and bikeability.

APPROVAL OF MINUTES

April 16, 2018 –Public Hearing/Business Meeting

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. **TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT – Special Exception Modification (2018-039)** – For reconstruction of the parking lot at Illing Middle School at 227 and 239 Middle Turnpike East.
2. **41 PROGRESS DRIVE, LLC – Special Exception (2018-043)** – Request a special exception under Art. II, Sec. 16.15.02(b) for the addition of 22 parking spaces at 41 Progress Drive, resulting in more than 60 parking spaces.

3. **TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT – Inland Wetlands Permit (2018-045); Erosion and Sedimentation Control Plan (2018-046)** – For reconstruction of Gardner Street from Fern Street to Spring Street.