

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND  
WATERCOURSES AGENCY  
FOR THE MEETING OF  
AUGUST 13 2018**

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

Alternate Member Sitting: Teresa Ike

Alternate Member: Patrick Kennedy

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**EOC PROPERTIES, INC.**

315 Broad Street

Special Exception (2018-067)

**MOTION:** Mr. Stebe moved to approve the special exception for alternative compliance under Article II, Section 26.09.04 to allow the width of a proposed new building to occupy less than 90% of the lot frontage; to allow the principal pedestrian entrance to face the existing Business District Street; to allow access to parking from Broad Street; and to allow the driveway to occupy more than 25% of the lot frontage, for proposed improvements at the existing Economy Oil Change site, at 315 Broad Street, with the modifications as specified in staff memoranda from:

1. James Mayer, Traffic Engineer, dated August 8, 2018; and
2. Bernard Kalansuriya, Design Engineer, dated August 13, 2018.

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

The reason for the approval is that the proposal meets the Special Exception criteria.

**BJ'S RESTAURANTS, INC.**

344 Buckland Hills Drive

Special Exception (2018-074)

**MOTION:** Ms. Scorso moved to approve the special exception under Article II, Section 8.03.02 for a use requiring more than 60 parking spaces, with the modifications as specified in staff memoranda from:

1. Shawn Morris, Deputy Fire Marshal, dated July 25, 2018;
2. Matthew R. Bordeaux, Senior Planner, dated July 27, 2018;
3. Raymond Myette, Jr., Design Engineer, dated August 13, 2018; and
4. Bernard Kalansuriya, Design Engineer, dated August 13, 2018.

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

The reason for the approval is that the proposal meets the Special Exception criteria.

Resubdivision (2018-075)

**MOTION:** Mr. Stebe moved to approve the resubdivision to create a new 2.14-acre lot out of the 8.28-acre lot at 344 Buckland Hills Drive, with the modifications as specified in staff memoranda from:

1. Raymond Myette, Jr., Design Engineer, dated August 13, 2018

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

Erosion and Sedimentation Control Plan (2018-076)

**MOTION:** Mr. Stebe moved to certify the erosion and sedimentation control plan, with the modifications as specified in staff memoranda from:

1. Shawn Morris, Deputy Fire Marshal, dated July 25, 2018;
2. Matthew R. Bordeaux, Senior Planner, dated July 27, 2018;
3. Raymond Myette, Jr., Design Engineer, dated August 13, 2018; and
4. Bernard Kalansuriya, Design Engineer, dated August 13, 2018.

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

**TOWN OF MANCHESTER WATER & SEWER DEPARTMENT**

864 Middle Turnpike West (a.k.a. 120 Thrall Road)

Inland Wetlands Permit – Determination of Significance (2018-080)

**MOTION:** Ms. Scorso moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2018-080 will not have a significant impact on the wetlands and therefore will not require a public hearing. Ms. Ike seconded the motion and all members voted in favor.

Inland Wetlands Permit (2018-080)

**MOTION:** Ms. Scorso moved to approve the inland wetlands permit for a new chemical storage building at the Hockanum River Water Pollution Control Facility at 864 Middle Turnpike West (a.k.a. 120 Thrall Road).

Ms. Ike 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.

Special Exception Modification (2018-081)

**MOTION:** Mr. Stebe moved to approve the special exception modification for a new chemical storage building at the Hockanum River Water Pollution Control Facility at 864 Middle Turnpike West (a.k.a. 120 Thrall Road) in accordance with Article II, Section 16.15.02(a).

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

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

Flood Plain Permit (2018-082)

**MOTION:** Mr. Stebe moved to approve the Flood Plain Permit. Ms. Ike seconded the motion and all members voted in favor.

**TOWN OF MANCHESTER PLANNING & ZONING COMMISSION**

Zoning Regulation Amendment (2018-084)

**MOTION:** Mr. Bergin moved to approve the zoning regulation amendment to revise Art. II, Sec. 15.01.01(c) to add brewpubs and breweries as permitted uses in the Central Business District zone. Ms. Scorso seconded the motion. Mr. Prause, Mr. Stebe, Ms. Scorso, and Mr. Bergin voted in favor of the motion. Ms. Ike voted against the motion. The motion passed four to one.

The reason for the approval is that the proposed amendment is consistent with the goals and objectives of Growth Management Principle 3 in the Plan of Conservation and Development, which cites investing in desirable industries, investing in adaptive reuse of vacant or underutilized sites, and promoting vibrant, walkable neighborhoods.

The zoning regulation amendment will be effective on August 20, 2018.

**KRISTINE CARLSON**  
637 South Main Street

Inland Wetlands Permit – Determination of Significance (2018-056) – Request for Extension until September 5, 2018

Resubdivision (2018-057) – Request for Extension until September 5, 2018

**MOTION:** Mr. Stebe moved to approve the extension for both items until the September 5, 2018 meeting. Ms. Scorso seconded the motion and all members voted in favor.

## **APPROVAL OF MINUTES**

July 16, 2018 – Business Meeting

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

## **RECEIPT OF NEW APPLICATIONS**

1. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (2018-084)** – To revise Art. II, Sec. 15.01.01(c) to add brewpubs and breweries as permitted uses in the Central Business District zone.
2. **HILLIARD MILLS, LLC – Inland Wetlands Permit (2018-085); Special Exception (2018-086); Erosion and Sedimentation Control Plan (2018-087); Special Exception Modification (2018-088); Flood Plain Permit (2018-089)** – For parking area expansion and renovation of Building 4 into a banquet hall at 640 and 642 Hilliard Street and 370 Adams Street.
3. **TOWN OF MANCHESTER – Historic Zone Site Plan (2018-090)** – For renovations to Cheney Hall at 177 Hartford Road.
4. **NEW CINGULAR WIRELESS PCS, LLC (AT&T) – Historic Zone Site Plan Modification (2018-091)** – 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.