

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
OCTOBER 15, 2018**

MEMBERS PRESENT: Eric Prause, Chairman
Andy Kidd, Vice Chairman
Michael Stebe, Secretary
Jessica Scorso (Absent for 2018-112, extension requests
for 2018-085,086,087,088,089, and approval of
minutes)

Alternate Member Sitting: Julian Stoppelman

Alternate Member Sitting for
2018-112, extension requests for
2018-085,086,087,088,089, and
approval of minutes only: Teresa Ike

TOLLAND TURNPIKE REALTY LLC
30, 54, and 80 Tolland Turnpike

Inland Wetlands Permit – Determination of Significance (2018-098)

MOTION: Mr. Stebe moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2018-098 will not have a significant impact on the wetlands and therefore will not require a public hearing. Ms. Scorso seconded the motion and all members voted in favor.

Inland Wetlands Permit (2018-098)

MOTION: Mr. Stebe moved to approve the inland wetlands permit 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. Ms. Scorso 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 (2018-099)

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

1. Matthew Bordeaux, Senior Planner, dated October 5, 2018; and
2. Bernard Kalansuriya, Design Engineer, dated October 11, 2018.

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

Special Exception Modification (2018-100)

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

1. Matthew Bordeaux, Senior Planner, dated October 5, 2018; and
2. Bernard Kalansuriya, Design Engineer, dated October 11, 2018.

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

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

THANH DAI
78 Forest Street

Historic Zone Site Plan (2018-101)

MOTION: Mr. Stebe moved to approve the historic zone site plan for installation of a patio in the front area of the house and a railing for the existing porch at 78 Forest Street, with the condition that the applicant will review the proposed patio material with the Cheney Commission for its endorsement. The applicant shall return to the Planning and Zoning Commission if the patio material is not endorsed by the Cheney Commission. Ms. Scorso seconded the motion and all members voted in favor.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION

Zoning Regulation Amendment (2018-112)

MOTION: Mr. Stebe moved to approve the zoning regulation text amendment to revise Art. IV, Sec. 13.07.01 to change the sign size limitations in the Central Business District zone. Ms. Ike seconded the motion and all members voted in favor.

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 redeveloping and revitalizing existing commercial centers and areas of mixed land use.

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

HILLIARD MILLS, LLC

640 and 642 Hilliard Street and 370 Adams Street

Inland Wetlands Permit – Determination of Significance (2018-085) – Request for 65-day Extension

Special Exception (2018-086) – Request for 65-day Extension

Erosion and Sedimentation Control Plan (2018-087) – Request for 65-day Extension

Special Exception Modification (2018-088) – Request for 65-day Extension

Flood Plain Permit (2018-089) – Request for 65-day Extension

MOTION: Mr. Stoppelman moved to approve the 65-day extension for all five applications.
Mr. Stebe seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

October 1, 2018 – Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendment (2018-112) – To revise Art. IV, Sec. 13.07.01 to change sign size limitations in the Central Business District zone.