

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND  
WATERCOURSES AGENCY  
FOR THE MEETING OF  
JULY 16, 2018**

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

Alternate Member Sitting: Julian Stoppelman

Alternate Members: Patrick Kennedy  
Teresa Ike

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**MOTION:** Mr. Stoppelman moved to adopt the revised agenda, removing application 2018-056,057,077 for Kristine Carlson at 637 South Main Street. Mr. Stebe seconded the motion and all members voted in favor.

**AREC 21, LLC**  
53-57 and 71 Spencer Street

Extension of Previously Approved Special Exception Modification (2018-060)  
Extension of Previously Approved Erosion & Sedimentation Control Plan (2018-061)

**MOTION:** Mr. Stebe moved to approve the requested extensions, to August 12, 2023. Ms. Scorso seconded the motion and all members voted in favor.

**BRIAN BASILE**  
35 Glendale Road

Inland Wetlands Permit – Determination of Significance (2018-062)

**MOTION:** Mr. Stebe moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2018-062 will not have a significant impact on the wetlands and therefore will not require a public hearing. Mr. Stoppelman seconded the motion and all members voted in favor.

Inland Wetlands Permit (2018-062)

**MOTION:** Mr. Stebe moved to approve the inland wetlands permit for a building addition and installation of a swimming pool within the 100' upland review area at 35 Glendale Road. Mr. Bergin seconded the motion and all members voted in favor.

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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.

**TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT**  
100 Spring Street

Inland Wetlands Permit – Determination of Significance (2018-063)

**MOTION:** Mr. Stebe moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2018-063 will not have a significant impact on the wetlands and therefore will not require a public hearing. Mr. Bergin seconded the motion and all members voted in favor.

Inland Wetlands Permit (2018-063)

**MOTION:** Mr. Stebe moved to approve the inland wetlands permit for construction of two water quality basins at 100 Spring Street. Mr. Bergin seconded the motion and all members voted in favor.

The reason for the approval is 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 & Sedimentation Control Plan (2018-064)

**MOTION:** Mr. Stebe moved to certify the Erosion and Sedimentation Control Plan. Mr. Stoppelman seconded the motion and all members voted in favor.

Flood Plain Permit (2018-065)

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

The reason for the approval is that the proposed activity will result in no net filling within the 100 year flood zone.

**KRISTINE CARLSON**  
637 South Main Street

Inland Wetlands Permit – Determination of Significance (2018-056) – Request for Extension until August 13, 2018

Resubdivision (2018-057) – Request for Extension until August 13, 2018

**MOTION:** Mr. Stebe moved to approve the extensions of time until August 13, 2018. Mr. Bergin seconded the motion and all members voted in favor.

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## APPROVAL OF MINUTES

June 18, 2018 –Public Hearing/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. **EOC PROPERTIES, INC. – Special Exception (2018-067)** – Request a special exception per Art. II, Sec. 26 for detailed site development plans for proposed improvements at the existing Economy Oil Change site, including a new 1-story building to provide 3 garage bays and a waiting area for customers, at 315 Broad Street.
2. **BJ'S RESTAURANTS, INC. – Special Exception (2018-074); Resubdivision (2018-075); Erosion and Sedimentation Control Plan (2018-076)** – For a 2-lot resubdivision, a special exception under Art. II, Sec. 8.03.02 for a use requiring more than 60 parking spaces, and an erosion control plan for a BJ's Restaurant and Brewhouse consisting of a 7,557 sq. ft. building, an outdoor dining area, and 127 parking spaces at 344 Buckland Hills Drive.
3. **KRISTINE CARLSON – Erosion & Sedimentation Control Plan (2018-077)** – Re-subdivision of existing lot at 637 South Main Street into eight lots, including construction of six additional residential properties and one open space parcel.
4. **TOWN OF MANCHESTER WATER & SEWER DEPARTMENT – Inland Wetlands Permit (2018-080); Special Exception Modification (2018-081); Flood Plain Permit (2018-082)** – 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).
5. **REDEEMED CHRISTIAN CHURCH OF GOD – Special Exception (2018-083)** – Request a special exception per Art. II, Sec. 5.02.02 for a place of worship use at 73 Summit Street.