

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
JANUARY 17, 2018**

MEMBERS PRESENT: Eric Prause, Chairman (Recused for 2017-107)
Andy Kidd, Vice Chairman
Michael Stebe, Secretary (Recused for 2017-107)
Timothy Bergin

Alternate Member Sitting: Teresa Ike

Alternate Members Sitting
For 2017-107 only: Julian Stoppelman
Patrick Kennedy

TRUSTEES OF NORTH METHODIST CHURCH

40 & 41 Farmington Street & 300 Parker Street

Inland Wetlands Permit – Determination of Significance (2017-098)

MOTION: Mr. Kidd moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2017-098 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.

40 & 41 Farmington Street & 300 Parker Street

Inland Wetlands Permit (2017-098)

MOTION: Mr. Kidd moved to approve the inland wetlands permit for activity related to the re-subdivision and associated improvement of two existing parcels at 40 and 41 Farmington Street and associated site work at 300 Parker Street. Mr. Bergin 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.

40 & 41 Farmington Street

Special Exception (2017-111)

MOTION: Mr. Kidd moved to table the application, requesting revised plans showing buffering along the west side of Lot 5, next to 29 Farmington Street. Mr. Stebe seconded the motion and all members voted in favor.

40 & 41 Farmington Street

Re-subdivision (2017-099)

MOTION: Mr. Stebe moved to table the application. Ms. Ike seconded the motion and all members voted in favor.

40 & 41 Farmington Street & 300 Parker Street

Erosion and Sedimentation Control Plan (2017-100)

MOTION: Mr. Kidd moved to table the application. Mr. Bergin seconded the motion and all members voted in favor.

CHURCH OF PENTECOST, INC.

748 Tolland Turnpike

Special Exception Modification (2017-102)

MOTION: Mr. Kidd moved to approve the modification of the special exception approved under Article II Section 2.02.02 to establish church activities in the existing basement for use by the congregation after church hours, with the modifications as specified in staff memoranda from:

1. Michelle Handfield, Assistant Town Engineer, dated January 5, 2018;
2. Raymond Myette, Jr., Design Engineer, dated January 5, 2018 to Renata Bertotti, Senior Planner

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.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION

Zoning Regulation Amendment (2017-107)

Mr. Prause and Mr. Stebe recused themselves from this application. Mr. Kidd, Mr. Bergin, Mr. Kennedy, Mr. Stoppelman, and Ms. Ike were seated on this application.

MOTION: Mr. Kennedy moved to approve the zoning regulation amendment (2017-107) for revisions to Art. I Sec. 2 (Definitions), Art. II Sec. 1 (General Requirements for Residential Zones), Art. II Sec. 9 (General Requirements for Business Zones), Art. II Sec. 16 (Industrial Zone), and Art. II Sec. 18 (Historic Zone), relating to Solar Energy Systems; and to add a new section, Art. IV Sec. 6: Solar Energy Systems, with the modification that Article IV, Section 6.02.02 be revised to say: "Freestanding systems shall not exceed a maximum height of 12' when measured from ground level to the highest point of the structure. The Commission may

approve a Special Exception Permit for a system over 12', but not to exceed 18', in accordance with Article IV, Section 20."

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

The reason for the approval is that the proposed amendment is consistent with the POCD's initiative to promote sustainability by adopting standards for green energy.

The zoning regulation amendment will be effective on February 2, 2018.

RECEIPT OF NEW APPLICATIONS

1. **MICHAEL & SALLY FLYNN – Special Exception Modification (2018-001)** – Special Exception Modification under Art. II Sec. 11.02.01 for modifications to the previously approved plans to have no 10 ft. rear wall and to have the building sitting flat on the foundation at 230 West Middle Turnpike.