

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
JUNE 18, 2018**

MEMBERS PRESENT: Eric Prause, Chairman
Andy Kidd, Vice Chairman
Michael Stebe, Secretary
Timothy Bergin

Alternate Member Sitting: Patrick Kennedy

Alternate Members: Teresa Ike
Julian Stoppelman

ASSOCIATION OF MUSLIM COMMUNITY (AMC)
35 Oak Street and 50 Cottage Street

Zone Change (2018-036)

MOTION: Mr. Stebe moved to approve the request for a zone change from Central Business District to Residence B zone at 35 Oak Street and 50 Cottage Street. Mr. Bergin seconded the motion. Mr. Stebe, Mr. Bergin, and Mr. Prause voted in favor of the motion. Mr. Kidd 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 Manchester Plan of Conservation and Development “Aspirations” in Section III, such as “There is a desire for Manchester to be a vibrant, thriving and energetic community. The characteristics of such a community include a diverse population,” and “Equally important to creating community is the “soft” infrastructure of neighborhood groups, clubs, and activities organized by government agencies, non-profits or social networks.”

The zoning map amendment will be effective on July 6, 2018.

PLAZA AT BUCKLAND HILLS, LLC
1524 Pleasant Valley Road (a.k.a. 1448 Pleasant Valley Road)

Resubdivision (2018-047)

MOTION: Mr. Kennedy moved to approve the resubdivision to create two parcels for outbuildings out of the Plaza at Buckland Hills shopping center at 1524 Pleasant Valley Road (a.k.a. 1448 Pleasant Valley Road), resulting in three lots, with the modifications as specified in staff memoranda from:

1. Raymond Myette, Jr., Design Engineer, dated June 8, 2018; and
2. Michelle Handfield, Assistant Town Engineer, dated June 12, 2018 to Matthew Bordeaux, Acting Senior Planner.

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

The reason for the approval is that the proposal meets the Subdivision Regulations criteria.

TOWN OF MANCHESTER WATER & SEWER DEPARTMENT
125 Spring Street

Inland Wetlands Permit – Determination of Significance (2018-053)

MOTION: Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2018-053 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 (2018-053)

MOTION: Mr. Kennedy moved to approve the inland wetlands permit for reconstruction of the Globe Hollow Water Treatment Plant parking lot and access drives at 125 Spring 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.

Erosion and Sedimentation Control Plan (2018-054)

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

Special Exception Modification (2018-055)

MOTION: Mr. Kennedy moved to approve the special exception modification for reconstruction of the Globe Hollow Water Treatment Plant parking lot and access drives at 125 Spring Street in accordance with Article II, Section 2.02.13 of the Zoning Regulations. Mr. Bergin seconded the motion and all members voted in favor.

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

APPROVAL OF MINUTES

June 4, 2018 –Public Hearing/Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. **AREC 21, LLC** – Extension of Previously Approved Special Exception Modification (2018-060); Extension of Previously Approved Erosion & Sedimentation Control Plan (2018-061) – Request 5-year extensions of the previously approved special exception modification F-147 and erosion control plan F-148 at 53-57 and 71 Spencer Street.
2. **BRIAN BASILE** – Inland Wetlands Permit (2018-062) – For a building addition and installation of a swimming pool within the 100' upland review area at 35 Glendale Road.
3. **TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT** – Inland Wetlands Permit (2018-063); Erosion & Sedimentation Control Plan (2018-064); Flood Plain Permit (2018-065) – For construction of two water quality basins at 100 Spring Street.