

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
NOVEMBER 19, 2018**

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

Alternates: Teresa Ike

MOTION: Mr. Stebe moved to revise the agenda to reverse the order of the first two items, to start with Connecticut CVS Pharmacy, LLC and then Hilliard Mills, LLC. Mr. Kennedy seconded the motion and all members voted in favor.

CONNECTICUT CVS PHARMACY, LLC

1221 Main Street

Erosion and Sedimentation Control Plan (2018-118)

MOTION: Mr. Kennedy moved to certify the Erosion and Sedimentation Control Plan with the modification that the applicant retain the number of trees but allow them to be rearranged per the approval of Town Staff. Mr. Bergin seconded the motion and all members voted in favor.

Special Exception Modification (2018-119)

MOTION: Mr. Kennedy moved to approve the special exception modification under Article II, Section 9.14.02(b) to modify the curb for the access drives and grading during Phase I at 1221 Main Street. 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.

HILLIARD MILLS, LLC

640 and 642 Hilliard Street and 370 Adams Street

Inland Wetlands Permit – Determination of Significance (2018-085)

MOTION: Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2018-085 will not have a significant impact on the wetlands and therefore will not require a public hearing. Mr. Stebe seconded the motion and all members voted in favor.

Inland Wetlands Permit (2018-085)

MOTION: Mr. Kennedy moved to approve the inland wetlands permit for parking area expansion at 640 and 642 Hilliard Street and 370 Adams Street. 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 (2018-087)

MOTION: Mr. Kennedy moved to certify the Erosion and Sedimentation Control Plan with the modifications as specified in staff memoranda from:

1. Matthew R. Bordeaux, Senior Planner, dated November 14, 2018; and
2. Shawn Morris, Deputy Fire Marshal, dated November 9, 2018; and
3. Raymond Myette, Jr., Design Engineer, dated November 2, 2018.

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

Special Exception Modification (2018-088)

MOTION: Mr. Kennedy moved to approve the special exception modification under Article II, Section 16.15.02 (a) and (b) for parking area expansion at 640 and 642 Hilliard Street and 370 Adams Street, with the modifications as specified in staff memoranda from:

1. Matthew R. Bordeaux, Senior Planner, dated November 14, 2018; and
2. Shawn Morris, Deputy Fire Marshal, dated November 9, 2018; and
3. Raymond Myette, Jr., Design Engineer, dated November 2, 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.

Flood Plain Permit (2018-089)

MOTION: Mr. Kennedy moved to approve the flood plain permit for parking area expansion at 640 and 642 Hilliard Street and 370 Adams Street with the modifications as specified in staff memoranda from:

1. Matthew R. Bordeaux, Senior Planner, dated November 14, 2018; and
2. Shawn Morris, Deputy Fire Marshal, dated November 9, 2018; and
3. Raymond Myette, Jr., Design Engineer, dated November 2, 2018.

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

ASSOCIATION OF MUSLIM COMMUNITY

35 Oak Street, 46 Cottage Street, and 50 Cottage Street

Special Exception (2018-111) – Request for Extension Until December 10, 2018

MOTION: Mr. Kennedy moved to approve the request for extension. Mr. Bergin seconded the motion and all members voted in favor.

STEPHEN LOHNES

17 Arch Street

Subdivision (L-114) – declare subdivision null and void

MOTION: Mr. Kennedy moved to declare the expired subdivision (L-114) null and void. Mr. Bergin seconded the motion and all members voted in favor.

The reason for declaring the subdivision null and void is that the subdivision approval is expired and no public improvements have been completed.

ADOPTION OF 2019 MEETING SCHEDULE

MOTION: Mr. Kennedy moved to adopt the 2019 meeting schedule with the modification that the second to last meeting date be corrected to “January 6, 2020.” Mr. Bergin seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

November 5, 2018 – Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. **KENNETH BOYNTON – Zone Change (2018-127)** – Zone change from Rural Residence to Residence AA zone at 426 Wetherell Street.