

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND  
WATERCOURSES AGENCY  
FOR THE MEETING OF  
APRIL 1, 2019**

**MEMBERS PRESENT:** Michael Stebe, Acting Chairman  
Jessica Scorso  
Timothy Bergin

Alternate Members Sitting: Julian Stoppelman  
Teresa Ike

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**WOODBIDGE MILLS, LLC**  
501 Middle Turnpike East

Inland Wetlands Permit – Determination of Significance (2019-006)

**MOTION:** Mr. Bergin moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2019-006 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.

Inland Wetlands Permit (2019-006)

**MOTION:** Mr. Bergin moved to approve the inland wetlands permit for regulated activity associated with the multifamily historic mill conversion at 501 Middle Turnpike East with the modifications as specified in staff memoranda from:

1. John DiBiasi, PE, Assistant Town Engineer, dated March 26, 2019.

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.

Special Exception Preliminary Site Development Plan (2019-007)

**MOTION:** Mr. Bergin moved to approve the special exception preliminary plan for multifamily historic mill conversion with 24 units of senior housing at 501 Middle Turnpike East. Mr. Stoppelman seconded the motion and all members voted in favor.

Special Exception Detailed Site Development Plan (2019-007)

**MOTION:** Mr. Bergin moved to table the special exception detailed plan for multifamily historic mill conversion with 24 units of senior housing at 501 Middle Turnpike East to April 17, 2019. Ms. Scorso seconded the motion and all members voted in favor.

**FUSS & O'NEILL, INC.**

160 Hartford Road (a.k.a. 158 Hartford Road)

Historic Zone Site Plan Modification (2019-024)

**MOTION:** Mr. Bergin moved to approve the Historic zone site development plan modification to replace the windows using a product that is identical in style at 160 Hartford Road (a.k.a. 158 Hartford Road.). Ms. Ike seconded the motion and all members voted in favor.

**CHANEL VERASTEGUI**

35 Steele Farm Drive

Inland Wetlands Permit – Determination of Significance (2019-025)

**MOTION:** Mr. Bergin moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2019-025 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 (2019-025)

**MOTION:** Mr. Bergin moved to approve the inland wetlands permit for an in-ground swimming pool in the rear yard within the 100 foot upland review area at 35 Steele Farm Drive. 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.

**TOWN OF MANCHESTER ENGINEERING DIVISION**

Hillstown Road from Wetherell Street to Bush Hill Road

Inland Wetlands Permit – Determination of Significance (2019-026)

**MOTION:** Mr. Bergin moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2019-026 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 (2019-026)

**MOTION:** Mr. Bergin moved to approve the inland wetlands permit for regulated activities associated with reconstruction of Hillstown Road from Wetherell Street south to Bush Hill Road with the modifications as specified in staff memoranda from:

1. Jim Davis, Zoning Enforcement Officer, dated March 28, 2019; and
2. Matthew Bordeaux, Senior Planner, dated March 28, 2019; and
3. David Laiuppa, Environmental Planner/Wetlands Agent, dated March 28, 2019.

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 & Sedimentation Control Plan (2019-027)

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

1. Jim Davis, Zoning Enforcement Officer, dated March 28, 2019; and
2. Matthew Bordeaux, Senior Planner, dated March 28, 2019; and
3. David Laiuppa, Environmental Planner/Wetlands Agent, dated March 28, 2019.

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

**SIDEWALK AND CURB PLAN 2019-2024**

**MOTION:** Mr. Stoppelman moved to adopt the Town of Manchester Sidewalk and Curb Plan update. Ms. Scorso seconded the motion and all members voted in favor.

The Town of Manchester Sidewalk and Curb Plan update will be effective on April 12, 2019.

**APPROVAL OF MINUTES**

March 18, 2019 – Public Hearing/Business Meeting

**MOTION:** Mr. Bergin moved to approve the minutes as written. Ms. Scorso seconded the motion and all members voted in favor, except for Mr. Stoppelman, who abstained.

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**RECEIPT OF NEW APPLICATIONS**

1. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (2019-031)** – Revisions to Art. II, Sec. 8 (Comprehensive Urban Development zone) to remove places of worship and schools from the list of permitted uses; to modify building height requirements for stand-alone multi-family and multi-family above ground floor commercial; and to add aquaculture, aquaponics, horticulture, hydroponics, banquet halls, conference centers, places of worship, and schools as special exception uses. Revision to Art. IV, Sec. 9 to add provisions for parking for conference centers.
  
2. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (2019-032)** – To revise the zoning regulations at Art. I, Sec. 4.06 (2) to delete the requirement that soil erosion and sedimentation control plans must contain a signature block to be signed by a design professional.