

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

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

Alternate Member Sitting: Bonnie Potocki

Alternate Present: Teresa Ike

REVISED AGENDA

MOTION: Mr. Kennedy moved to revise the agenda to remove application 2019-071 for 80 Utopia Road. Mr. Stebe seconded the motion and all members voted in favor.

HAIRAM VENTURES, LLC
119 Spencer Street

Special Exception (2019-050)

MOTION: Mr. Kennedy moved to approve the special exception in accordance with Art. II, Section 24.02.01 (h) for automobile sales and service at 119 Spencer Street, including approval of the phasing request contained in the applicant's letter dated June 26, 2019 and the accompanying Phase 1 floorplan, with the modifications for the Detailed Site Development Plan as specified in staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated July 1, 2019 and
2. Jim Davis, Zoning Enforcement Officer, dated July 1, 2019.

Mr. Bergin seconded the motion.

AMENDED MOTION: Mr. Kennedy moved to amend the motion to add a modification that the fence height be no greater than 6 feet. Mr. Bergin seconded the motion and all members voted in favor.

All members voted in favor of the amended motion.

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

41 PROGRESS DRIVE, LLC

41 Progress Drive

Special Exception Modification (2019-054)

MOTION: Mr. Kennedy moved to approve the special exception modification in accordance with Art. II, Section 16.15.12 (b) for a proposed building addition and parking expansion at 41 Progress Drive, with the modifications as specified in staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated June 27, 2019.

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

Erosion & Sedimentation Control Plan (2019-055)

MOTION: Mr. Kennedy moved to approve the erosion and sedimentation control plan, with the modifications as specified in staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated June 27, 2019.

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

KEITH BELLEROSE

463 Birch Mountain Road

Inland Wetlands Permit – Determination of Significance (2019-068)

MOTION: Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2019-068 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 (2019-068)

MOTION: Mr. Kennedy moved to approve the inland wetlands permit for regulated activity associated with the proposed building addition at 463 Birch Mountain Road. Mr. Stebe seconded the motion and all members voted in favor.

The reason for the approval is that the proposed activity does not disturb the principal functions or values of the wetland system 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

45 and 115 North School Street

Erosion and Sedimentation Control Plan (2019-077)

MOTION: Mr. Kennedy moved to approve the erosion and sedimentation control plan. Mr. Stebe seconded the motion and all members voted in favor.

VANLOSE ENTERPRISES, LLC

86 Oakland Street and 11 and 25 Edward Street

Special Exception (2019-051) – Request for Extension Until July 15, 2019

MOTION: Mr. Kennedy moved to approve the request for an extension until July 15, 2019. Mr. Stebe seconded the motion and all members voted in favor.

KENNETH BOYNTON

426 Wetherell Street

Inland Wetlands Permit (2019-036) – Request for Extension Until August 12, 2019

Subdivision (2019-037) – Request for Extension Until August 12, 2019

Erosion & Sedimentation Control Plan (2019-038) – Request for Extension Until August 12, 2019

MOTION: Mr. Kennedy moved to approve the requests for extensions until August 12, 2019. Mr. Stebe seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

June 3, 2019 – PZC Business Meeting, Aquifer Protection Agency Meeting

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

June 17, 2019 – PZC Business Meeting, Aquifer Protection Agency 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. **MANCHESTER EARLY LEARNING CENTER, INC. – Special Exception Modification (2019-080)** – Removal of two existing storage sheds, construction of a new storage/maintenance shed, and construction of a new 6-space parking area at 80 Waddell Road.
2. **THE PLAZA AT BURR CORNERS, LLC – Special Exception Modification (2019-082)** – For improvements to McDonald's restaurant, including upgrades to the drive-through, building renovations, and minor site improvements, at 1221 Tolland Turnpike.