

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/AQUIFER PROTECTION AGENCY
FOR THE MEETING OF
JUNE 3, 2019**

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

Alternate Member Sitting: Teresa Ike

REVISED AGENDA

MOTION: Mr. Stebe moved to revise the agenda to add the extension requests for Kenneth Boynton's applications until July 15, 2019 as item 5 under New Business. Mr. Kennedy seconded the motion and all members voted in favor.

KIMLAR, LLC

699 and 719 Middle Turnpike East

Special Exception Modification (2019-013) – *Request for 65-day Extension*

MOTION: Mr. Kennedy moved to approve the request for a 65-day extension of time to render a decision on the Special Exception Modification. Mr. Stebe seconded the motion and all members voted in favor.

Erosion and Sedimentation Control Plan (2019-014) – *Request for 65-day Extension*

MOTION: Mr. Kennedy moved to approve the request for a 65-day extension of time to render a decision on the Erosion and Sedimentation Control Plan. Mr. Stebe seconded the motion and all members voted in favor.

TOWN OF MANCHESTER

134 Middle Turnpike East

Erosion and Sedimentation Control Plan (2019-056)

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

Special Exception Modification (2019-070)

MOTION: Mr. Kennedy moved to approve the special exception modification in accordance with Art. II, Sec. 4.02.02 for improvements of the Manchester High School student parking lot at 134 Middle Turnpike East, Residence A zone.

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

The reason for the approval is that the proposed improvements increase the number of parking spaces and improve pedestrian safety.

TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT
864 Middle Turnpike West

Special Exception Modification (2019-057)

MOTION: Mr. Kennedy moved to approve the special exception modification per Art. II, Sec. 16.15.02 (a) and (b) for development on a site which is four (4) acres or larger in size and a use which requires automobile parking spaces in excess of 60 spaces, for replacement of the Town fleet fuel storage and dispensing systems at 864 Middle Turnpike West, Industrial zone. Mr. Stebe seconded the motion and all members voted in favor.

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

Erosion & Sedimentation Control Plan (2019-058)

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

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION

Zoning Regulation Amendment (2019-060)

MOTION: Mr. Kennedy moved to approve the zoning regulation amendment to Art. II, Sec. 15.04.02 regarding adoption of revised Downtown Manchester Architectural Design Guidelines. Ms. Scorso seconded the motion and all members voted in favor.

The reason for the approval is that the proposed amendment would modernize the guidelines to ensure that building facades downtown remain attractive while still preserving the unique historic character of Downtown architecture.

The zoning regulation amendment will be effective on June 21, 2019.

KENNETH BOYNTON
426 Wetherell Street

Inland Wetlands Permit (2019-036) – Request for Extension Until July 15, 2019

Subdivision (2019-037) – Request for Extension Until July 15, 2019

Erosion & Sedimentation Control Plan (2019-038) – Request for Extension Until July 15, 2019

MOTION: Mr. Kennedy moved to approve the request for a 24-day extension of time (until the July 15, 2019 regular meeting date) to render a decision on the inland

wetlands permit and erosion and sedimentation control plan and to open a public hearing for the subdivision application. Mr. Stebe seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. **KEITH BELLEROSE – Inland Wetlands Permit (2019-068)** – For a 20'x25' addition to the existing house at 463 Birch Mountain Road.
2. **SL 80 UTOPIA ROAD LLC – Erosion & Sedimentation Control Plan (2019-071)** – For construction of an approximately 25,800 sq. ft. commercial building with associated parking, drive aisle, utilities and landscaping improvements at 80 Utopia Road.

EDWARD & DIANE LAZARIN

405 New State Road

Aquifer Protection Area Registration (2019-044)

MOTION: Mr. Kennedy moved to approve the aquifer protection area registration of the regulated activities conducted under category (D) as defined in Section 2 (a) (35) of the Aquifer Protection Area Regulations. Mr. Stebe seconded the motion and all members voted in favor.

The reason for the approval is that the registration meets the requirements of Section 8 of the Aquifer Protection Area Regulations.