

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND  
WATERCOURSES AGENCY  
FOR THE MEETING OF  
MAY 6, 2019**

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

Alternate Member Sitting: Julian Stoppelman

Alternate: Teresa Ike

---

**SANRICO ASSOCIATES, LLC**  
58 Sanrico Drive

Inland Wetlands Permit – Determination of Significance (2019-015)

**MOTION:** Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2019-015 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 (2019-015)

**MOTION:** Mr. Kennedy moved to approve the inland wetlands permit for regulated activity associated with the construction of 43 small business rental units in 3 buildings at 58 Sanrico Drive. 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.

Special Exception (2019-016)

**MOTION:** Mr. Kennedy moved to approve the combined preliminary and detailed site development plan for special exception 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 construction of 43 small business rental units in 3 buildings at 58 Sanrico Drive, with the modifications as specified in staff memoranda from:

1. John DiBiasi, PE, Assistant Town Engineer, dated May 3, 2019; and
2. David Laiuppa, Environmental Planner/Wetlands Agent, dated May 1, 2019; and
3. James Jennings, Fire Inspector, dated April 30, 2019.

Mr. Stoppelman seconded the motion.

**AMENDED MOTION:** Mr. Stebe moved to add a modification to add a hood trap in the final catch basin prior to the outflow entering the retention basin. Mr. Kennedy seconded the motion and all members voted in favor.

All members voted in favor of approval.

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

Erosion & Sedimentation Control Plan (2019-017)

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

**HAIR BY JEICOBY SALON SPA**

789 Main Street

Referral to the Planning & Zoning Commission per Art. II, Sec. 15.04.02 (2019-048)

**MOTION:** Mr. Kennedy moved to find that the proposed façade change and new signage to the tenant space at 789 Main Street conform with the Main Street Architectural Guidelines in accordance with Article II, Section 15.04.02. Mr. Stebe seconded the motion and all members voted in favor.

**APPROVAL OF MINUTES**

April 17, 2019 – Business Meeting

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

**RECEIPT OF NEW APPLICATIONS**

1. **HAIR BY JEICOBY SALON SPA – Referral to the Planning & Zoning Commission per Art. II, Sec. 15.04.02 (2019-048) – 789 Main Street**
2. **EDUCATIONAL PLAYCARE LTD – Erosion & Sedimentation Control Plan (2019-049) – For expansion of an existing daycare at 452 and 462 Tolland Turnpike.**

3. **HAIRAM VENTURES, LLC – Special Exception (2019-050)** – Request a special exception per Art. II, Sec. 24.02.01 (h) for automobile sales and service at 119 Spencer Street.
4. **VANLOSE ENTERPRISES, LLC – Special Exception (2019-051)** – Request a special exception per Art. II, Sec. 24.02.01(h) and Art. IV, Sec. 5.01.02 for construction of employee parking lots and a vehicle storage lot at 86 Oakland Street and 11 and 25 Edward Street, to be used in conjunction with the Mazda new car dealership located at 80 Oakland Street.
5. **41 PROGRESS DRIVE, LLC – Special Exception Modification (2019-054); Erosion & Sedimentation Control Plan (2019-055)** – For a proposed building addition and parking expansion at 41 Progress Drive.