

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
JANUARY 7, 2019**

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

Alternate Members: Julian Stoppelman
Charles Sabia

VANLOSE ENTERPRISES, LLC
86 Oakland Street and 11 and 25 Edward Street

Zone Change (2018-128)

MOTION: Mr. Kennedy moved to approve the zone change from Residence A to General Business zone at 86 Oakland Street and 11 & 25 Edward Street. Ms. Scorso seconded the motion and Mr. Prause, Mr. Kennedy, and Ms. Scorso voted in favor. Mr. Stebe and Mr. Bergin voted against the motion. The motion passed three to two.

The reason for the approval is that the proposed zone change is consistent with both the Community Corridor, as well as the adjacent Mixed-Use Center Character Areas and with the objectives of Goal I as provided in the Plan of Conservation and Development.

The zone change will become effective on January 31, 2019.

MICHAEL BUGNACKI
24 Trevor Court

Inland Wetlands Permit – Determination of Significance (2018-132)

MOTION: Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2018-132 will not have a significant impact on the wetlands and therefore will not require a public hearing. Mr. Bergin seconded the motion and all members voted in favor.

Inland Wetlands Permit (2018-132)

MOTION: Mr. Kennedy moved to approve the inland wetlands permit for construction of a house and driveway, trenching for utilities, clearing of trees, and grading at 24 Trevor Court, with the modifications as specified in staff memoranda from:

1. David Laiuppa, Environmental Planner/Wetlands Agent, dated January 7, 2019.

Mr. Bergin 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 PUBLIC WORKS DEPARTMENT

Burnham Street Extension

Inland Wetlands Permit – Determination of Significance (2018-130)

MOTION: Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2018-130 will not have a significant impact on the wetlands and therefore will not require a public hearing. Mr. Bergin seconded the motion and all members voted in favor.

Inland Wetlands Permit (2018-130)

MOTION: Mr. Kennedy moved to approve the inland wetlands permit for replacement of 30” culvert and installation of debris structure at Burnham Street Extension. Mr. Bergin 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.

HIGHLAND MEETING ROOM, INC.

127 and 133 Highland Street

Erosion and Sedimentation Control Plan (2018-121) – Request for 65-day Extension
Special Exception Modification (2018-122) – Request for 65-day Extension

MOTION: Mr. Kennedy moved to approve the requested 65-day extensions. Mr. Stebe seconded the motion and all members voted in favor.

APPOINTMENTS TO CAPITOL REGION PLANNING COMMISSION

MOTION: Mr. Kennedy moved to nominate Mr. Stoppelman as a regular member and Mr. Bergin as an alternate member to the Capitol Region Planning Commission. Ms. Scorso seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

November 19, 2018 – Business Meeting

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

December 10, 2018 – Public Hearing/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. **TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT – Inland Wetlands Permit (2018-130)** – Replacement of 30" culvert and installation of debris structure at Burnham Street Extension.
2. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendment (2018-131)** – To revise Art. I, Sec. 2 (Definitions) to add definitions for Agri-Tourism and related terms, and to revise Art. II, Sec. 2 (Rural Residence Zones) to add Low-Impact Agri-Tourism as a permitted use and High-Impact Agri-Tourism as a special exception use.
3. **MICHAEL BUGNACKI – Inland Wetlands Permit (2018-132)** – For construction of a house and driveway, trenching for utilities, clearing of trees, and grading at 24 Trevor Court.
4. **AMERCO REAL ESTATE COMPANY / MOSES EASON – Special Exception/Preliminary Site Development Plan (2018-133)** – Request a special exception per Art. II, Sec. 24.02.01 to allow self-storage and truck/trailer sharing uses at 440 Oakland Street.

5. **VANLOSE ENTERPRISES, LLC – Special Exception Modification (2019-002)** – Special exception modification per Art. II, Sec. 24.02.01(h) to construct an 800 sq. ft. canopy and a 1,405 sq. ft. addition to the existing automobile dealership building and modify the exterior of the existing building at 80 Oakland Street