

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

**MEMBERS PRESENT:** Eric Prause, Chairman  
Patrick Kennedy, Vice Chairman  
Jessica Scorso  
Timothy Bergin

Alternate Member Sitting: Teresa Ike

Alternates: Julian Stoppelman  
Bonnie Potocki

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**THOMAS MIRANTE**  
24 Trevor Court

Inland Wetlands Permit – Determination of Significance (2019-095)

**MOTION:** Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2019-095 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 (2019-095)

**MOTION:** Mr. Kennedy moved to approve the inland wetlands permit for activity associated with the proposed grading and excavation for a new garage, breezeway and front patio at 24 Trevor Court. 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 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.

**PPF WE 1339 TOLLAND TPKE, LLC**  
1339 Tolland Turnpike

Inland Wetlands Permit – Determination of Significance (2019-099)

**MOTION:** Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2019-099 will not have a

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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 (2019-099)

**MOTION:** Mr. Kennedy moved to approve the inland wetlands permit for activity associated with site improvements, pavement expansion and circulation pattern changes related to the transition to a multi-tenant facility at 1339 Tolland Turnpike. 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 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.

Erosion and Sedimentation Control Plan (2019-100)

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

Special Exception Modification (2019-101)

**MOTION:** Mr. Kennedy moved to approve the special exception modification for activity associated with site improvements, pavement expansion and circulation pattern changes related to the transition to a multi-tenant facility at 1339 Tolland Turnpike, with the modifications as specified in a staff memorandum from:

1. John DiBiasi, Assistant Town Engineer, dated October 7, 2019.

The reason for the approval is that the proposed modification meets the special exception criteria in Article IV, Section 20.

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

**DEBORA INGRAHAM**

258 Parker Street

Inland Wetlands Permit – Determination of Significance (2019-102)

**MOTION:** Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2019-102 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 (2019-102)

**MOTION:** Mr. Kennedy moved to approve the inland wetlands permit for activity associated with the installation of an 8 ft. x 10 ft. shed at 258 Parker Street. 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 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 PUBLIC WORKS DEPARTMENT**  
126 Olcott Street

Erosion and Sedimentation Control Plan (2019-092)

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

Special Exception Modification (2019-093)

**MOTION:** Mr. Kennedy moved to approve the special exception modification for construction of a splash park and associated site work at 126 Olcott Street. Mr. Bergin seconded the motion and all members voted in favor.

The reasons for the approval are that the proposed modification meets the special exception criteria in Article IV, Section 20.

**APPROVAL OF MINUTES**

September 16, 2019 – Public Hearing/Business 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. **165 ADAMS ST LLC – Special Exception Modification (2019-098)** – Under Art. II Sec. 16.15.02 (a) and (b) for a walk-in cooler and storage closet on eastern wall (rear) of building and fenced-in back space (poured concrete) running along the property line at 165 Adams Street.
2. **PPF WE 1339 TOLLAND TPKE, LLC – Inland Wetlands Permit (2019-099); Erosion and Sedimentation Control Plan (2019-100); Special Exception Modification (2019-101)** – Improve and expand pavement and modify existing circulation pattern to begin

transition from a single tenant to a multi-tenant distribution/logistics facility at 1339 Tolland Turnpike.

3. **DEBORA INGRAHAM – Inland Wetlands Permit (2019-102)** – Preparation of a crushed stone pad for installation of an 8 ft. x 14 ft. shed at 258 Parker Street.
4. **MANCHESTER HISTORICAL SOCIETY – Historic Zone Site Development Plan (2019-104)** – For air conditioning of existing office and display spaces, requiring up to 16 condenser units on the roof at 175 Pine Street.