

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND  
WATERCOURSES AGENCY  
FOR THE MEETING OF  
JULY 15, 2019**

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

Alternates Present: Julian Stoppelman  
Teresa Ike  
Bonnie Potocki

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**PRANAY & MAYA SHAH**

1 Broad Street

Zone Change (2019-078)

**MOTION:** Mr. Kennedy moved to approve the zone change from Residence A to Neighborhood Business zone at 1 Broad Street. Mr. Bergin seconded the motion and all members voted in favor.

The reason for the approval is that the zone change is consistent with the purpose of the Neighborhood Business zone and with the Traditional Suburban Character Area in the Plan of Conservation and Development.

The zone change will be effective July 31, 2019.

**VANLOSE ENTERPRISES, LLC**

86 Oakland Street and 11 and 25 Edward Street

Special Exception (2019-051)

**MOTION:** Mr. Kennedy moved to approve the special exception in accordance with Art. II, Sec. 24.02.01 (h) for construction of employee parking lots at 86 Oakland Street and 11 & 25 Edward Street, with the modifications as specified in staff memoranda from:

1. Jim Davis, Zoning Enforcement Officer, dated July 10, 2019; and
2. John DiBiasi, Assistant Town Engineer, dated July 15, 2019;

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and with the condition that there shall be a landscaped buffer strip consisting of a solid screen of evergreens at least four feet in height at the time of occupancy. Such buffer strip shall be suitably and neatly maintained by the owner and/or lessee, and/or occupant at all times.

Mr. Stebe seconded the motion and Mr. Prause, Mr. Kennedy, Mr. Stebe, and Ms. Scorso voted in favor. Mr. Bergin voted against the motion. The motion passed 4 to 1.

The reason for the approval is that the applicant meets the Special Exception Criteria.

**KENNETH BOYNTON**  
426 Wetherell Street

Inland Wetlands Permit Determination of Significance (2019-036)

**MOTION:** Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2019-036 will have a significant impact on the wetlands and therefore will require a public hearing. Mr. Bergin seconded the motion and all members voted in favor.

**SL 80 UTOPIA ROAD LLC**  
80 Utopia Road

Erosion & Sedimentation Control Plan (2019-071)

**MOTION:** Mr. Kennedy moved to approve the erosion and sedimentation control plan, including requested waivers to the following, as shown on the plan:

- Article II, Section 16.05.01, pursuant to the authority contained in that regulation;
- Article II, Section 16.06.01, pursuant to the waiver authority granted in Article II, Section 16.06.02; and
- Article II Section 16.12 (a), pursuant to the waiver authority granted in that regulation;

with the modifications as specified in staff memoranda from:

1. James Davis, Zoning Enforcement Officer, dated June 18, 2019 and
2. John DiBiasi, Assistant Town Engineer, dated July 1, 2019.

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

**MISAC CORPORATION**  
8 Rachel Road

Special Exception Modification (2019-074)

**MOTION:** Mr. Kennedy moved to approve the special exception modification for a garage maintenance building addition and renovation at 8 Rachel Road. Mr. Stebe seconded the motion and all members voted in favor.

**WORKOUT HARDER FITNESS**

134 Pine Street, a.k.a. 136 ½ Pine Street

Special Exception Modification (2019-075)

**MOTION:** Mr. Kennedy moved to approve the special exception modification to add esthetician services at 134 Pine Street (a.k.a. 136 ½ Pine Street). Ms. Scorso seconded the motion and all members voted in favor.

**RECEIPT OF NEW APPLICATIONS**

1. **V. SEAN LILLY INLAND PROPERTIES, LLC – Inland Wetlands Permit (2019-087)**  
– To build a new 2,500 sq. ft. single family dwelling at 19 Chilstone Lane.