

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND  
WATERCOURSES AGENCY  
FOR THE MEETING OF  
DECEMBER 16, 2019**

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

Alternate Member Sitting: Teresa Ike

Alternates: Julian Stoppelman  
Bonnie Potocki

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**ADELBROOK, INC.**

27, 31R, 33R, and 37R Prospect Street

Zone Change (2019-110)

**MOTION:** Mr. Kennedy moved to approve the zone district change from Historic zone to Off Street Parking zone at 27, 31R, 33R, and 37R Prospect Street. Ms. Ike seconded the motion and all members voted in favor.

The reason for the approval is that the proposed amendment is consistent with the stated purpose of the Off-Street Parking Zone (Article II Section 17) in the Zoning Regulations, and with Manchester's Plan of Conservation and Development Goal I (Redevelop and invest in existing and potential corridors and activity nodes), Goal II (Promote vibrant, walkable neighborhoods) and Character Map.

The zone change will be effective on January 2, 2020.

Inland Wetlands Permit – Determination of Significance (2019-109)

**MOTION:** Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2019-109 will not have a significant impact on the wetlands and therefore will not require a public hearing. Ms. Scorso seconded the motion and all members voted in favor.

Inland Wetlands Permit (2019-109)

**MOTION:** Mr. Kennedy moved to approve the inland wetlands permit for activity associated with the construction of a parking lot and associated curbing, lighting and landscaping at 27, 31R, 33R, and 37R Prospect Street, with the modifications as specified in staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated December 13, 2019.
2. James Davis, Zoning Enforcement Officer, dated December 12, 2019.

Ms. Ike 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 (2019-111)

**MOTION:** Mr. Kennedy moved to certify the Erosion and Sedimentation Control Plan at 27, 31R, 33R, and 37R Prospect Street, with the modifications as specified in staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated December 13, 2019.
2. James Davis, Zoning Enforcement Officer, dated December 12, 2019.

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

**ELECTION OF OFFICERS**

**MOTION:** Mr. Kennedy nominated Mr. Prause as Chairman. Ms. Scorso seconded the motion and all members voted in favor.

**MOTION:** Ms. Scorso nominated Mr. Kennedy as Vice Chairman. Ms. Poland seconded the motion and all members voted in favor.

**MOTION:** Mr. Kennedy nominated Mr. Stebe as Secretary. Ms. Scorso seconded the motion and all members voted in favor.

**APPOINTMENTS TO CAPITOL REGION PLANNING COMMISSION**

**MOTION:** Mr. Kennedy nominated Mr. Stoppelman as a regular member to the Capitol Region Planning Commission. Ms. Scorso seconded the motion and all members voted in favor.

**RECEIPT OF NEW APPLICATIONS**

1. COMMUNITY CHILD GUIDANCE CLINIC – Special Exception Modification (2019-119) – For expansion of existing parking, regrading of playscape area with associated sidewalk and fencing, and new exit to Golway Street at 343 North Main Street (a.k.a. 317 N. Main Street).