

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
APRIL 17, 2019**

MEMBERS PRESENT: Eric Prause, Chairman
Patrick Kennedy, Vice Chairman

Alternate Members Sitting: Julian Stoppelman
Teresa Ike

WOODBIDGE MILLS, LLC

501 Middle Turnpike East

Special Exception Detailed Site Development Plan (2019-007)

MOTION: Mr. Kennedy moved to approve the special exception detailed plan for multifamily historic mill conversion with 24 units of senior housing at 501 Middle Turnpike East, with the waivers of:

1. Article II, Section 9.14.03 (d) (8) (B) (1) to allow vehicle parking within the required 15-foot distance between parked vehicles and the principal building, and
2. Article II, Section 9.14.03 (d) (13) (D) (1) to waive the requirement to provide a landscaped border not less than eight feet in width on the east property boundary;

and with the modifications as specified in staff memoranda from:

1. John DiBiasi, PE, Assistant Town Engineer, dated March 26, 2019; and
2. James Jennings, Fire Inspector, dated April 1, 2019.

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

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

1852 CT OPCO LLC

672 Hartford Road

Design Overlay Review (2019-035)

MOTION: Mr. Kennedy moved to approve the design overlay review for a new entrance and pay terminals at 672 Hartford Road. Ms. Ike seconded the motion and all members voted in favor.

DIANA MANNER
40 Fir Grove Road

Inland Wetlands Permit – Determination of Significance (2019-041)

MOTION: Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2019-041 will not have a significant impact on the wetlands and therefore will not require a public hearing. Mr. Stoppelman seconded the motion and all members voted in favor.

Inland Wetlands Permit (2019-041)

MOTION: Mr. Kennedy moved to approve the inland wetlands permit for vegetation clearing for landscaping at 40 Fir Grove Road, with the conditions:

1. That the applicant prepares a planting plan to stabilize the streambank to be installed prior to June 15, 2019. Such planting plan shall be reviewed and approved by the Town Wetlands Agent.
2. That the woody debris associated with this project is removed from the regulated area.

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.

APPROVAL OF MINUTES

April 1, 2019 – Public Hearing/Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. **1852 CT OPCO LLC – Design Overlay Review (2019-035)** – Design Overlay zone review for a new entrance and pay terminals at 672 Hartford Road.
2. **KENNETH BOYNTON – Inland Wetlands Permit (2019-036); Subdivision (2019-037); Erosion & Sedimentation Control Plan (2019-038)** – Proposed 44-lot residential cluster subdivision served by sanitary sewer and public water at 426 Wetherell Street.
3. **DIANA MANNER – Inland Wetlands Permit (2019-041)** – For vegetation clearing for landscaping at 40 Fir Grove Road.