

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/AQUIFER PROTECTION AGENCY
FOR THE MEETING OF
JUNE 17, 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

KIMLAR, LLC

699 and 719 Middle Turnpike East

PRD Zone Change and Combined Preliminary and Detailed Plan of Development (2019-011)

MOTION: Mr. Kennedy moved to deny the PRD zone change and the combined application for the Preliminary and Detailed Site Development Plan at 699 and 719 Middle Turnpike East. Mr. Stebe seconded the motion. Mr. Prause, Mr. Kennedy, and Mr. Stebe voted in favor of the motion. Ms. Scorso and Mr. Bergin voted against the motion. The motion passed three to two.

The reasons for the denial are that the level of density is incompatible with the surrounding neighborhood and that the proposal is inconsistent with the Suburban and Traditional Suburban character areas in the Plan of Conservation and Development.

EDUCATIONAL PLAYCARE LTD

452 and 462 Tolland Turnpike

Erosion & Sedimentation Control Plan (2019-049)

MOTION: Mr. Kennedy moved to certify the erosion and sedimentation control plan with the modifications as specified in staff memoranda from:
1. John DiBiasi, Assistant Town Engineer, dated June 13, 2019.

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

APPROVAL OF MINUTES

May 20, 2019 – Public Hearing/Business Meeting

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

June 3, 2019 – Public Hearing

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

RECEIPT OF NEW APPLICATIONS

1. **MISAC CORPORATION – Special Exception Modification (2019-074)** – For a garage maintenance building addition and renovation at 8 Rachel Road.
2. **WORKOUT HARDER FITNESS – Special Exception Modification (2019-075)** – To add esthetician services at 134 Pine Street, a.k.a. 136 ½ Pine Street.
3. **TOWN OF MANCHESTER – Erosion and Sedimentation Control Plan (2019-077)** – For construction of a cricket field and stone dust paths with minor drainage system modifications and construction of a grassed drainage swale at 45 and 115 North School Street.
4. **PRANAY & MAYA SHAH – Zone Change (2019-078)** – Change of zone from Residence A to Neighborhood Business to permit change of use from convenience store with beer permit to package store permit at 1 Broad Street.

WINSTANLEY ENTERPRISES, LLC

1143 Tolland Turnpike

Aquifer Protection Area Registration (2019-045)

MOTION: Mr. Kennedy moved to approve the aquifer protection area registration of the regulated activities conducted under category (I) as defined in Section 2 (a) (35) of the Aquifer Protection Area Regulations. Mr. Bergin seconded the motion and all members voted in favor.

The reason for the approval is that the registration meets the requirements of Section 8 of the Aquifer Protection Area Regulations.

1145 Tolland Turnpike

Aquifer Protection Area Registration (2019-046)

MOTION: Mr. Kennedy moved to approve the aquifer protection area registration of the regulated activities conducted under categories (B) and (D) as defined in Section 2 (a) (35) of the Aquifer Protection Area Regulations. Mr. Stebe seconded the motion and all members voted in favor.

The reason for the approval is that the registration meets the requirements of Section 8 of the Aquifer Protection Area Regulations.