

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND  
WATERCOURSES AGENCY  
FOR THE MEETING OF  
MARCH 18, 2019**

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

Alternate Members: Teresa Ike  
Charles Sabia

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**SAINT JAMES PARISH CORPORATION**  
21 Adams Street South

Resubdivision (2019-010)

**MOTION:** Mr. Kennedy moved to approve the resubdivision of 285 West Center Street from 21 Adams Street South with the modifications as specified in staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated March 11, 2019;  
and to accept a \$2,000 payment in lieu of the open space requirement.

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

The reason for the approval is that the proposed activity meets the Subdivision Regulations.

**HARTFORD CDC, LLC**  
61 Chapel Road

Erosion & Sedimentation Control Plan (2019-008)

**MOTION:** Mr. Kennedy moved to approve the erosion and sedimentation control plan with the modifications as specified in staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated March 18, 2019.

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

Special Exception Modification (2019-009)

**MOTION:** Mr. Kennedy moved to approve the special exception modification to add a 199,466 sq. ft. addition to the existing 300,650 sq. ft. warehouse building and to construct a new 8,400 sq. ft. recycling facility at 61 Chapel Road, with the modifications as specified in staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated March 18, 2019.

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

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

**VH, LLC**

626 Tolland Turnpike (formerly 594 Tolland Turnpike)

Extension of Previously Approved Inland Wetlands Permit (2019-019)

Extension of Previously Approved Erosion and Sedimentation Control Plan (2019-020)

Extension of Previously Approved PRD Zone Detailed Site Development Plan (2019-021)

Extension of Previously Approved Inland Wetlands Permit (2019-022)

Extension of Previously Approved Resubdivision (2019-023)

**MOTION:** Mr. Kennedy moved to approve the request for a 5-year extension of the previously approved Inland Wetlands Permit (2014-009), Erosion and Sedimentation Control Plan (2014-010), PRD Zone Detailed Site Development Plan (2014-011), Inland Wetlands Permit (2014-041), and Resubdivision (2014-042) at 626 Tolland Turnpike (formerly 594 Tolland Turnpike). Mr. Bergin seconded the motion and all members voted in favor.

**APPROVAL OF MINUTES**

February 20, 2019 – 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. **SAINT JAMES PARISH CORPORATION** – Resubdivision (2019-010) – Resubdivision of 285 West Center Street from 21 Adams Street South.
2. **KIMLAR, LLC** – PRD Zone Change and Combined Preliminary and Detailed Plan of Development (2019-011); Resubdivision (2019-012); Special Exception Modification (2019-013); Erosion and Sedimentation Control Plan (2019-014) – For a PRD zone change, 2-lot resubdivision, and construction of 32 residential units in 6 buildings at 699 and 719 Middle Turnpike East.

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3. **SANRICO ASSOCIATES, LLC** – Inland Wetlands Permit (2019-015); Special Exception (2019-016); Erosion & Sedimentation Control Plan (2019-017) – For construction of 43 small business rental units in 3 buildings at 58 Sanrico Drive.
  4. **VH, LLC** – Extension of Previously Approved Inland Wetlands Permit (2019-019); Extension of Previously Approved Erosion and Sedimentation Control Plan (2019-020); Extension of Previously Approved PRD Zone Detailed Site Development Plan (2019-021); Extension of Previously Approved Inland Wetlands Permit (2019-022); Extension of Previously Approved Resubdivision (2019-023) – Request 5-year extensions of the previously approved Inland Wetlands Permit 2014-009, Erosion and Sedimentation Control Plan 2014-010, PRD Zone Detailed Site Development Plan 2014-011, Inland Wetlands Permit 2014-041, and Resubdivision 2014-042 at 626 Tolland Turnpike (formerly 594 Tolland Turnpike).
  5. **FUSS & O'NEILL, INC.** – Historic Zone Site Plan Modification (2019-024) – To replace the windows using a product that is identical in style at 160 Hartford Road (a.k.a. 158 Hartford Road).
  6. **CHANEL VERASTEGUI** – Inland Wetlands Permit (2019-025) – For an in-ground swimming pool in the rear yard within the 100' upland review area at 35 Steele Farm Drive.
  7. **TOWN OF MANCHESTER ENGINEERING DIVISION** – Inland Wetlands Permit (2019-026); Erosion & Sedimentation Control Plan (2019-027) – Reconstruction of Hillstown Road from Wetherell Street south to Bush Hill Road.