

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

MEMBERS PRESENT: Eric Prause, Chairman
Patrick Kennedy, Vice Chairman
Michael Stebe, Secretary

Alternate Members Sitting: Julian Stoppelman
Bonnie Potocki

Alternates: Teresa Ike

JON KEANE
4 Fir Grove Road

Inland Wetlands Permit (2019-096)

MOTION: Mr. Kennedy moved to deny the inland wetlands permit for activity associated with the construction of a berm to divert water runoff at 4 Fir Grove Road. Mr. Stebe seconded the motion and all members voted in favor.

The reason for the denial is that there is insufficient evidence to show that the activity will not disturb the principal functions or values of the wetland system by significant impact or major effect.

MANCHESTER COUNTRY CLUB
535 South Main Street

Inland Wetlands Permit – Determination of Significance (2019-114)

MOTION: Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2019-114 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 (2019-114)

MOTION: Mr. Kennedy moved to approve the inland wetlands permit for activity associated with the selective removal of trees south of the 13th hole, stump removal, grass and flowering tree planting at 535 South Main Street, with the condition that the applicant submit a planting plan for staff review. Mr. Stoppelman 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.

BSC GENERAL CONTRACTORS

176 Tolland Turnpike

Special Exception Modification (2019-118)

MOTION: Mr. Kennedy moved to approve the special exception modification to allow a white vinyl dumpster enclosure in lieu of the approved HardiePlank material at 176 Tolland Turnpike, with the condition that the applicant submit plans showing anchoring that is sufficient in the judgement of the Chairman and the Director of Planning. Mr. Stoppelman seconded the motion and Mr. Prause, Mr. Kennedy, Mr. Stebe, and Mr. Stoppelman voted in favor of the motion. Ms. Potocki voted against the motion. The motion passed four to one.

The reason for the approval is that the proposed modification meets the special exception criteria in Article IV Section 20.

ADOPTION OF 2020 MEETING SCHEDULE

MOTION: Mr. Kennedy moved to approve the 2020 meeting schedule. Mr. Stebe seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

November 4, 2019 – Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. **BSC GENERAL CONTRACTORS – Special Exception Modification (2019-118)** – To allow a vinyl dumpster enclosure in lieu of the approved HardiePlank at the Big Y gas station/convenience store at 176 Tolland Turnpike.