

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
FEBRUARY 20, 2019**

MEMBERS PRESENT: Eric Prause, Chairman
Patrick Kennedy, Vice Chairman
Jessica Scorso
Timothy Bergin

Alternate Member Sitting: Teresa Ike

Alternate Members: Julian Stoppelman
Charles Sabia

HIGHLAND MEETING ROOM, INC.
127 and 133 Highland Street

Special Exception Modification (2018-122)

MOTION: Mr. Kennedy moved to approve the special exception modification under Art. II, Sec. 4.02.02 to relocate the existing parking, create a one-way internal traffic flow, and expand a portion of the existing building at 133 Highland Street, and to approve a waiver of the landscaped border pursuant to Article II, Section 1.00.02(e)(4), with the modifications as specified in staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated February 14, 2019; and
2. Matthew R. Bordeaux, Senior Planner, dated February 12, 2019; and
3. James Davis, Zoning Enforcement Officer, dated February 7, 2019; and
4. David Laiuppa, Environmental Planner, dated February 5, 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.

Erosion and Sedimentation Control Plan (2018-121)

MOTION: Mr. Kennedy moved to certify the Erosion and Sedimentation Control Plan. Ms. Scorso seconded the motion.

AMENDED 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 February 14, 2019; and

2. Matthew R. Bordeaux, Senior Planner, dated February 12, 2019; and
3. James Davis, Zoning Enforcement Officer, dated February 7, 2019; and
4. David Laiuppa, Environmental Planner, dated February 5, 2019.

Ms. Scorso seconded the amended motion and all members voted in favor.

VANLOSE ENTERPRISES, LLC
80 Oakland Street

Special Exception Modification (2019-002)

MOTION: Mr. Kennedy moved to approve the special exception modification under Art. II, Sec. 24.02.01(h) to construct a building addition and canopy to the existing automobile dealership building and modify the exterior of the existing building at 80 Oakland Street, with the modifications as specified in staff memoranda from:

1. Shawn Morris, Deputy Fire Marshal, dated February 13, 2019.

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

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

KRISTINE CARLSON
637 South Main Street

Resubdivision (2018-057) – Request for extension of time under CGS 8-25 for filing approved subdivision plans

MOTION: Mr. Kennedy moved to approve the request for extension of time under CGS 8-25 for filing approved subdivision plans. Mr. Bergin seconded the motion and all members voted in favor.

The extension is for 90 days, until June 22, 2019.

APPROVAL OF MINUTES

January 23, 2019 – Public Hearing/Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. WOODBRIIDGE MILLS, LLC – Inland Wetlands Permit (2019-006); Special Exception (2019-007) – Request a special exception per Art. II, Sec. 9.14.03 for

multifamily historic mill conversion with 24 units of senior housing at 501 Middle Turnpike East.

2. **HARTFORD CDC, LLC – Erosion & Sedimentation Control Plan (2019-008); Special Exception Modification (2019-009)** – 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.