

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION  
FOR THE MEETING OF  
OCTOBER 21, 2019**

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

Alternates: Julian Stoppelman  
Teresa Ike  
Bonnie Potocki

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**PLAZA AT BUCKLAND HILLS, LLC**  
1524 Pleasant Valley Road

Resubdivision (2019-094)

**MOTION:** Mr. Kennedy moved to approve the resubdivision to create one additional 0.97-acre parcel out of the 27.63-acre Plaza at Buckland Hills Shopping Center at 1524 Pleasant Valley Road, with the modifications as specified in a staff memorandum from Raymond Myette Jr., Design Engineer, dated October 21, 2019.

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

The reason for the approval is that the proposal meets the requirements of the Subdivision Regulations.

**165 ADAMS ST LLC**  
165 Adams Street

Special Exception Modification (2019-098)

**MOTION:** Mr. Kennedy moved to approve the special exception modification under Art. II Sec. 16.15.02 (a) and (b) for a walk-in cooler and storage closet on the eastern wall of the building and fenced-in, poured concrete patio at 165 Adams Street.  
Mr. Stebe seconded the motion and all members voted in favor.

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

**APPROVAL OF MINUTES**

October 7, 2019 – Business Meeting

**MOTION:** Mr. Kennedy moved to approve the minutes. Ms. Scorso seconded the motion and all members voted in favor.

**RECEIPT OF NEW APPLICATIONS**

1. **WILLIAM GUINAN** – Extension of Previously Approved Subdivision (2019-108) – Request a 5-year extension of the previously approved subdivision 2014-065 at 424 and 436 Middle Turnpike East.
2. **ADELBROOK, INC.** – Inland Wetlands Permit (2019-109); Zone Change (2019-110); Erosion and Sedimentation Control Plan (2019-111) – Zone change from Historic to Off Street Parking at 27, 31R, and 37R Prospect Street to establish additional parking to support an anticipated expansion of the existing educational facility across Prospect Street, and accompanying wetlands permit and erosion control plan.