

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
SEPTEMBER 16, 2019**

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

Alternates Present: Julian Stoppelman
Teresa Ike
Bonnie Potocki

KENNETH BOYNTON
426 Wetherell Street

Inland Wetlands Permit (2019-036)

MOTION: Mr. Kennedy moved to approve the inland wetlands permit for a regulated activity associated with the construction of the proposed 44-lot residential cluster subdivision served by sanitary sewer and public water at 426 Wetherell Street. Ms. Scorso seconded the motion and all members voted in favor.

The reason for the approval is that the measures proposed to create and enhance productive wetlands on site as compensation for the impacts to Wetland D satisfy the provisions of Section 5.3 of the Inland Wetlands and Watercourses Regulations.

The approval is valid for 5 years. The work in the regulated area must be completed within one year of commencement.

Subdivision (2019-037)

MOTION: Mr. Kennedy moved to approve the subdivision plan at 426 Wetherell Street including lots with reduced frontage in accordance with Article II, Section 3.01.01 (c), with the condition that commitments made by the applicant in the letter from LEI Engineering, Inc., dated September 11, 2019 are part of the application, and with modifications as specified in the memorandum from:

1. John DiBiasi, Assistant Town Engineer dated September 12, 2019;
2. John DiBiasi, Assistant Town Engineer dated August 29, 2019;
3. David Laiuppa, Environmental Planner dated August 28, 2019.

Ms. Scorso seconded and all members voted in favor.

The reason for the approval was the proposal meets the Subdivision Regulations criteria.

Special Exception (2019-088)

MOTION: Mr. Kennedy moved to approve the Special Exception under Art. II, Sec. 3.02.04 for a municipal utility structure (water pump house) in connection with the proposed Bayberry Crossing cluster subdivision at 426 Wetherell Street with the condition that the applicant is required to submit for approval detailed plans and specifications for the proposed pump station to the Town and with modifications as specified in staff memoranda from:

1. John DiBiasi, Assistant Town Engineer dated September 12, 2019.

Mr. Bergin seconded and all members voted in favor

The reason for the approval is that the proposal meets the Special Exception criteria.

Erosion & Sedimentation Control Plan (2019-089)

MOTION: Mr. Kennedy moved to certify the Erosion and Sedimentation Control Plan for construction of a 44-lot subdivision with modification as specified in staff memoranda from:

1. John DiBiasi, Assistant Town Engineer dated September 12, 2019.

Ms. Scorso seconded and all members voted in favor.

URBAN LODGE BREWING

45 Purnell Place

Special Exception (2019-090)

MOTION: Mr. Kennedy moved to approve the special exception under Art. II, Sec. 15.02.04 to allow outdoor entertainment (bands/musicians) at 45 Purnell Place. Mr. Bergin seconded and all members voted in favor.

HARIHARAN KUPPURAJ

30 Bidwell Street

Zone Change (2019-091)

MOTION: Mr. Kennedy moved to deny the application. Ms. Scorso seconded the motion and all members voted in favor.

The reason for the denial was the requested zone change from Rural Residence to Business II is not consistent with the Plan of Conservation and Development, it is a proposed spot zone, is not contiguous to other Business II zoning, is not consistent with the Traditional Suburban character area outlined in the land use plan and did not have an adequate traffic analysis to establish that the area could handle the increased traffic generated by Business II uses.

APPROVAL OF MINUTES

September 4, 2019 –Public Hearing/Business Meeting

MOTION: Mr. Kennedy moved to approve the minutes with modifications. Mr. Bergin seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. **PLAZA AT BUCKLAND HILLS, LLC** – Resubdivision (2019-094) – Resubdivision to create one additional parcel for outbuilding out of 27.63-acre Plaza at Buckland Hills Shopping Center at 1524 Pleasant Valley Road.
2. **THOMAS MIRANTE** – Inland Wetlands Permit (2019-095) – To grade and excavate for a new garage, breezeway and front patio at 24 Trevor Court.
3. **JON KEANE** – Inland Wetlands Permit (2019-096) – To build a berm to divert water runoff at 4 Fir Grove Road.