

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND  
WATERCOURSES AGENCY  
FOR THE MEETING OF  
OCTOBER 5, 2020**

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

Alternates Present: Julian Stoppelman  
Bonnie Potocki

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**TOWN OF MANCHESTER**  
250 Vernon Street

Special Exception Modification (2020-057)

**MOTION:** Mr. Kennedy moved to approve the special exception modification under Article II, Section 4.02.02 for renovations to Buckley Elementary School, including additions, site improvements, upgrades to the parking lot, improvements to the drop-off loop area, minor modifications to athletic ball fields, and landscaping improvements at 250 Vernon Street, with the modifications as specified in staff memoranda and a marked up plan from:

1. John DiBiasi, Assistant Town Engineer, dated September 29, 2020.

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 in Article II, Section 4.02.02 and Article IV, Section 20.

Erosion & Sedimentation Control Plan (2020-058)

**MOTION:** Mr. Kennedy moved to certify the erosion and sedimentation control plan for renovations to Buckley Elementary School, including additions, site improvements, upgrades to the parking lot, improvements to the drop-off loop area, minor modifications to athletic ball fields, and landscaping improvements at 250 Vernon Street, with the modifications as specified in staff memoranda and a marked up plan from:

1. John DiBiasi, Assistant Town Engineer, dated September 29, 2020.

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

**LUIS MORENO**  
104 Hilliard Street

Special Exception (2020-067)

**MOTION:** Mr. Kennedy moved to continue the public hearing until October 19, 2020. Mr. Stebe seconded the motion and all members voted in favor.

**MICHAEL & BONITA MILLER**  
736 Vernon Street

Inland Wetlands Permit (2020-059)

**MOTION:** Mr. Kennedy moved to approve the inland wetlands permit for regulated activities associated with the addition of 84' of 12" ADS dbl wall pipe to existing 12" ADS dbl wall pipe to convey outlet flow at 736 Vernon Street. Ms. Scorso seconded the motion and all members voted in favor.

The reason for the approval is that the proposed activity does not disturb the natural or indigenous character of the wetlands 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.

**PPF WE 1339 TOLLAND TURNPIKE LLC**  
1339 Tolland Turnpike

Special Exception Modification (2020-065)

Erosion & Sedimentation Control Plan (2020-066)

**MOTION:** Mr. Kennedy moved to move this item to the October 19, 2020 Planning & Zoning Commission meeting agenda. Ms. Scorso seconded the motion and all members voted in favor.

**APPROVAL OF MINUTES**

September 21, 2020 – Public Hearing/Business Meeting

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

**RECEIPT OF NEW APPLICATIONS**

1. **CHICK-FIL-A** – Special Exception (2020-068); Erosion and Sedimentation Control Plan (2020-069) – For demolition of the existing site and construction of a new +/-5,165 sq. ft. Chick-fil-A restaurant with associated parking, drive-through lanes, and utilities at 1428 and 1524 Pleasant Valley Road.