

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
DECEMBER 7, 2020**

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

Alternates Present: Julian Stoppelman
Teresa Ike
Bonnie Potocki

PPF WE 1339 TOLLAND TURNPIKE LLC
1339 Tolland Turnpike

Special Exception Modification (2020-065)

MOTION: Mr. Kennedy moved to approve the special exception modification under Article II, Section 16.15.02(a) and (b) to add employee parking, trailer parking, and access drives within the northwest quadrant of the site at 1339 Tolland Turnpike, with the modifications as specified in staff memoranda from:

1. Shawn Morris, Deputy Fire Marshal, Manchester Fire 8th District, dated November 30, 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 IV, Section 20.

Erosion & Sedimentation Control Plan (2020-066)

MOTION: Mr. Kennedy moved to certify the erosion and sedimentation control plan for additional employee parking, trailer parking, and access drives within the northwest quadrant of the site at 1339 Tolland Turnpike, with the modifications as specified in staff memoranda from:

1. Shawn Morris, Deputy Fire Marshal, Manchester Fire 8th District, dated November 30, 2020.

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

MCDONALD'S CORPORATION
136, 144, and 154 Deming Street

Special Exception Modification (2020-073)

MOTION: Mr. Kennedy moved to approve the special exception modification under Article II, Section 22.04.05 for proposed drive-through improvements at the existing McDonald's restaurant at 136, 144, and 156 Deming Street, with the modifications as specified in staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated December 3, 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 IV, Section 20.

PETER SCHUTTE
63 Wyneding Hill Road

Inland Wetlands Permit – Determination of Significance (2020-078)

MOTION: Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2020-078 will not have a significant impact on the wetlands and therefore will not require a public hearing. Ms. Poland seconded the motion. Mr. Kennedy, Mr. Stebe, Ms. Scorso, and Ms. Poland voted in favor of the motion. Mr. Prause voted against the motion. The motion passed four to one.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION

Zoning Regulation Amendment (2020-074)

MOTION: Mr. Kennedy moved to approve the zoning regulation amendments as presented at the December 7, 2020 Planning and Zoning Commission meeting to revise Article II, Sections 1.00.02 (e) and 9.14.04 (a) to allow the Planning and Zoning Commission to waive or modify landscape/screening requirements for special exceptions for schools and places of worship. Mr. Stebe seconded the motion and all members voted in favor.

The reason for the approval is that the proposed amendment is consistent with the Plan of Conservation and Development Growth Management Principle #3, which encourages investment in and adaptive reuse of existing buildings.

The zoning regulation amendment will be effective on December 21, 2020.

ELECTION OF OFFICERS

MOTION: Mr. Kennedy nominated Mr. Prause as Chairman. Mr. Stebe seconded the motion and all members voted in favor.

MOTION: Mr. Stebe nominated Mr. Kennedy as Vice Chairman. Ms. Poland seconded the motion and all members voted in favor.

MOTION: Ms. Scorso nominated Mr. Stebe as Secretary. Mr. Kennedy seconded the motion and all members voted in favor.

ADOPTION OF 2021 MEETING SCHEDULE

MOTION: Mr. Kennedy moved to approve the 2021 meeting schedule as written. Mr. Stebe seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

November 16, 2020 – 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. **PETER SCHUTTE – Inland Wetlands Permit (2020-078) – To dredge (pump) accumulated muck from pond bottom onto adjacent land at 63 Wyneding Hill Road.**