

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
AUGUST 17, 2020**

MEMBERS PRESENT: Patrick Kennedy, Acting Chairman
Michael Stebe, Secretary
Jessica Scorso
Jessica Poland

Alternate Member Sitting: Teresa Ike

Alternate Present: Bonnie Potocki

WALTER LANDON

321 Oakland Street (a.k.a. 321-1/2 Oakland Street) and 27 Lillian Drive

PRD Zone Change & Preliminary Site Development Plan (2020-007)

MOTION: Mr. Stebe moved to approve the zone change from Residence A zone to Planned Residential Development zone and accompanying Preliminary Site Development Plan at 321 Oakland Street (a.k.a. 321-1/2 Oakland Street) and 27 Lillian Drive, with the modifications as specified on site plan markup from:

1. John DiBiasi, Assistant Town Engineer, dated August 14, 2020.

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

The reason for the approval is that the proposed activity meets the Planned Residential Development criteria in Article II, Section 7 and is consistent with the character classification of *Community Corridor* in the Town's Plan of Conservation and Development.

The zone change will be effective on September 1, 2020.

AMBER PROPERTIES, LLC

Zoning Regulation Amendment (2020-047)

MOTION: Mr. Stebe moved to approve the zoning regulation amendment as presented at the August 17, 2020 Planning and Zoning Commission meeting to amend the Comprehensive Urban Development (CUD) zoning regulations at Article II, Section 8 to allow light industrial uses in the zone. Ms. Scorso seconded the motion and all members voted in favor.

The reason for the approval is that the proposed zoning regulation amendment is consistent with the Plan of Conservation and Development Goal #1, Objective 4, which states: “Adopt zoning regulations that facilitate the adaptive reuse of vacant or underutilized sites and buildings in mixed-use districts and transit and community corridors,” and Goal #4, Objective 2, which states: “Develop strategies to retain and expand industry clusters with a strong Manchester presence including: manufacturing; aerospace; health services; logistics and distribution; financial services.”

The zoning regulation amendment will be effective on September 1, 2020.

PATRICIA FABY HAYES
1555 Tolland Turnpike

Extension of Previously Approved Erosion & Sedimentation Control Plan (2020-040)

MOTION: Ms. Scorso moved to approve the applicant’s request for a 5-year extension of the previously approved erosion & sedimentation control plan (2015-064) at 1555 Tolland Turnpike, with the modifications as specified in a staff memorandum from:

1. David Laiuppa, Environmental Planner, dated July 28, 2020.

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

Extension of Previously Approved Inland Wetlands Permit (2020-039)

MOTION: Mr. Stebe moved to approve the applicant’s request for a 5-year extension of the previously approved inland wetlands permit (2015-063) at 1555 Tolland Turnpike, with the modifications as specified in a staff memorandum from:

1. David Laiuppa, Environmental Planner, dated July 28, 2020.

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

PPF WE 1339 TOLLAND TURNPIKE LLC
1339 Tolland Turnpike

Special Exception Modification (2020-042)

MOTION: Ms. Scorso moved to approve the special exception modification under Article II, Section 16.15.02(a) and (b) to expand access driveways and truck parking, and install security gate houses and a fleet fueling station at 1339 Tolland Turnpike. Mr. Stebe 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 and Sedimentation Control Plan (2020-043)

MOTION: Ms. Scorso moved to certify the erosion and sedimentation control plan for expansion of access driveways and truck parking, and installation of security gate houses and a fleet fueling station at 1339 Tolland Turnpike. Ms. Ike seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

July 20, 2020 – Public Hearing/Business Meeting

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

August 3, 2020 – Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. **PPF WE 1339 TOLLAND TURNPIKE LLC – Special Exception Modification (2020-042); Erosion and Sedimentation Control Plan (2020-043)** – To expand access driveways and truck parking, and install security gate houses and a fleet fueling station at 1339 Tolland Turnpike.
2. **AMBER PROPERTIES, LLC – Zoning Regulation Amendment (2020-047)** – To amend the Comprehensive Urban Development (CUD) zoning regulations at Art. II, Sec. 8 to allow light industrial uses in the zone.