

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
FEBRUARY 19, 2020**

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

Alternate Member Sitting: Bonnie Potocki

Alternates: Julian Stoppelman
Teresa Ike

COMMUNITY CHILD GUIDANCE CLINIC
343 North Main Street (a.k.a. 317 N. Main Street)

Special Exception Modification (2019-119)

MOTION: Mr. Kennedy moved to approve the special exception modification to allow expansion of existing parking, regrading of playscape area with associated sidewalk and fencing, and a new exit to Golway Street at 343 North Main Street (a.k.a. 317 North Main Street), with the modifications as specified in staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated February 14, 2020; and
2. James Davis, Zoning Enforcement Officer, dated February 19, 2020.

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

The reason for the approval is that the proposed modifications meet the special exception criteria in Article IV, Section 20.

BARNINI PROPERTIES / RICHARD HAYES, SR. & JR.
1480 Tolland Turnpike

Extension of Previously Approved Excavation Permit (2020-001)

MOTION: Mr. Kennedy moved to approve the applicant's request for a 5-year extension of the previously approved excavation permit, including on-site processing of materials, at 1480 Tolland Turnpike, with the modifications to be included in the subsequent certificate of agreement pursuant to Article IV, Section 11.03.02, as specified in a staff memorandum from John DiBiasi, Assistant Town Engineer, dated January 31, 2020.

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

Extension of Previously Approved Erosion & Sedimentation Control Plan (2020-002)

MOTION: Mr. Kennedy moved to approve the applicant's request for a 5-year extension of the previously approved erosion and sedimentation control plan at 1480 Tolland Turnpike, with the modifications to be included in the subsequent certificate of agreement pursuant to Article IV, Section 11.03.02, as specified in a staff memorandum from John DiBiasi, Assistant Town Engineer, dated January 31, 2020.

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

APPROVAL OF MINUTES

January 6, 2020 – Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. **BARNINI PROPERTIES / RICHARD HAYES, SR. & JR.** – Extension of Previously Approved Excavation Permit (2020-001); Extension of Previously Approved Erosion & Sedimentation Control Plan (2020-002) – Request five-year extensions of the previously approved excavation permit 2015-011, including on-site processing of materials, and the previously approved erosion & sedimentation control plan 2015-012 at 1480 Tolland Turnpike.
2. **PARAMOUNT MACHINE CO.** – Inland Wetlands Permit (2020-005); Flood Plain Permit (2020-006) – To clear trash, 3 trees, weeds, and brush, and add plantings at the Sanrico Drive entrance to the property at 138 and 152 Sanrico Drive.
3. **WALTER LANDON** – PRD Zone Change & Preliminary Site Development Plan (2020-007) – Zone change from Residence A zone to Planned Residential Development zone at 321 Oakland Street (a.k.a. 321-1/2 Oakland Street) and 27 Lillian Drive.
4. **TOWN OF MANCHESTER** – Inland Wetlands Permit (2020-008); Erosion & Sedimentation Control Plan (2020-009) – Construction of new concrete sidewalk, driveway aprons, and driveway repair within the Tolland Turnpike roadside/right-of-way.