

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

LUIS MORENO
104 Hilliard Street

Special Exception (2020-067)

MOTION: Mr. Kennedy moved to approve the special exception under Article II, Section 16.15.02 (c) to operate a place of worship in the Industrial zone at 104 Hilliard Street. 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 and Article II, Section 16.15.02 (c).

CHICK-FIL-A
1482 and 1524 Pleasant Valley Road

Special Exception (2020-068)

MOTION: Mr. Kennedy moved to approve the special exception under Article II, Section 24.02.01 (d) to locate a restaurant with drive-through service in the General Business zone, including demolition of the existing site and construction of a new Chick-fil-A restaurant with associated parking, drive-through lanes, and utilities, at 1482 and 1524 Pleasant Valley Road, with the modifications as specified in staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated October 14, 2020 and October 19, 2020.

and with the condition that the applicant install signs and pavement markings directing traffic to turn left only out of the drive-through and to turn right only out of the north exit from the parcel.

Ms. Scorso seconded the motion.

AMENDED MOTION: Mr. Kennedy moved to modify the condition to state that, after the applicant has been operating for 6 months, the applicant will install signage and/or pavement markings as deemed appropriate by the Traffic Engineer. Ms. Scorso seconded the motion and all members voted in favor.

Mr. Prause, Mr. Kennedy, Ms. Scorso, and Ms. Poland voted in favor of the amended motion. Mr. Stebe voted against the amended motion. The motion passed four to one.

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 (2020-069)

MOTION: Mr. Kennedy moved to certify the erosion and sedimentation control plan for demolition of the existing site and construction of a new Chick-fil-A restaurant with associated parking, drive-through lanes, and utilities, at 1482 and 1524 Pleasant Valley Road, with the modifications as specified in staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated October 14, 2020 and October 19, 2020.

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

STEPHENS PIPE & STEEL CONNECTICUT, LLC
776R North Main Street

Special Exception Modification (2020-063)

MOTION: Mr. Kennedy moved to approve the special exception modification in accordance with Article II, Section 16.15.02 (a) and Article IV, Section 20 to modify the existing employee parking and truck maneuvering areas at the existing facility located at 776R North Main Street, with the modifications as specified in staff memoranda from:

1. Bernard Kalansuriya, Design Engineer, dated October 16, 2020.
2. James Davis, Zoning Enforcement Officer, dated October 15, 2020

and with the condition that necessary repairs to the outlet of the stormwater drainage system, along with associated regulatory applications, must be completed within 12 months.

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 (2020-064)

MOTION: Mr. Kennedy moved to certify the erosion and sedimentation control plan for modifications to the existing employee parking and truck maneuvering areas at the existing facility located at 776R North Main Street, with the modifications as specified in staff memoranda from:

1. Bernard Kalansuriya, Design Engineer, dated October 16, 2020.
2. James Davis, Zoning Enforcement Officer, dated October 15, 2020.

and with the condition that necessary repairs to the outlet of the stormwater drainage system, along with associated regulatory applications, must be completed within 12 months.

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

RECEIPT OF NEW APPLICATIONS

1. **TOWN OF MANCHESTER, WATER/SEWER – Inland Wetlands Permit (2020-072)**
– To remove silt from reservoir spillway and dispose of offsite to allow water treatment personnel to accurately measure and maintain the reservoir as well as allow the spillway to function properly at 275 South Main Street.