

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
APRIL 20, 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

SAM MALONE BREWING CO. INC.

165 Adams Street

Special Exception (2020-011)

MOTION: Mr. Kennedy moved to approve the special exception under Article II, Section 16.15.02 (m) for outdoor entertainment on the back (east) patio at 165 Adams Street, with the condition that the applicant be limited to the three speakers shown on the application. Ms. Poland 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.

NICHOLAS TOTH

Zoning Regulation Amendment (2020-016)

MOTION: Mr. Kennedy moved to approve the zoning regulation amendment to revise Art. II, Sec. 16.09 regarding automobile parking in the Industrial zone to allow administrative approval of a shared parking agreement between two or more uses on the same lot when those uses have different, non-competing hours of operation, with the following modifications:

1. That the phrase “may be approved administratively” be changed to “may be approved by Town Staff”; and
2. That the phrase “any change in; tenancy, use, or operations” be changed to “any change in; property ownership, tenancy, use, or operations”.

Mr. Stebe 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 Growth Management Principle #1, Objective D3, which states in the Plan Summary Matrix on page 73: “Reduce impervious surfaces and treat and control storm water through low-impact alternatives to traditional control and treatment and, revising public improvement standards and reducing minimum surface parking requirements.” Allowing shared parking reduces minimum surface parking requirements on lots that are occupied by multiple uses. This will effectively reduce the amount of impervious surfaces necessary in the Industrial zone.

The zoning regulation amendment will be effective on May 4, 2020.

TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT
99 Edgerton Street

Inland Wetlands Permit – Determination of Significance (2020-013)

MOTION: Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2020-013 will not have a significant impact on the wetlands and therefore will not require a public hearing. Mr. Stebe seconded the motion and all members voted in favor.

Inland Wetlands Permit (2020-013)

MOTION: Mr. Kennedy moved to approve the inland wetlands permit for regulated activities associated with installation of three fountains with lights and one submersible pond aerator in Center Springs Pond at 99 Edgerton 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.

Flood Plain Permit (2020-014)

MOTION: Mr. Kennedy moved to approve the flood plain permit for the installation of three fountains with lights and one submersible pond aerator in Center Springs Pond at 99 Edgerton Street. Ms. Scorso seconded the motion and all members voted in favor.

TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT
540 Keeney Street

Request to Allow Fee in Lieu of Sidewalk Construction

MOTION: Mr. Kennedy moved to approve the request to allow payment of a fee in lieu of sidewalk construction and granite curbing at 540 Keeney Street. Mr. Stebe seconded the motion and all members voted in favor.

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) – *Request for 35-day Extension*

MOTION: Mr. Kennedy moved to approve the request for a 35-day extension of time to open the public hearing on application 2020-007 for PRD Zone Change & Preliminary Site Development Plan at the above referenced address. Mr. Stebe seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

March 16, 2020 – Business Meeting

MOTION: Mr. Kennedy moved to approve the minutes with the modification that it be noted that Mr. Stoppelman, Ms. Ike, and Ms. Potocki were asked not to attend the meeting due to social distancing guidelines, and Ms. Poland was also absent due to social distancing. Mr. Stebe seconded the motion and all members voted in favor.

March 16, 2020 – Aquifer Protection Agency Meeting

MOTION: Mr. Kennedy moved to approve the minutes with the modification that it be noted that Mr. Stoppelman, Ms. Ike, and Ms. Potocki were asked not to attend the meeting due to social distancing guidelines, and Ms. Poland was also absent due to social distancing. Mr. Stebe seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. **NICHOLAS TOTH – Zoning Regulation Amendment (2020-016)** – Zoning regulation amendment at Art. II, Sec. 16.09 regarding automobile parking in the Industrial zone.