

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
JULY 20, 2020**

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

Alternate Members Present: Julian Stoppelman
Teresa Ike
Bonnie Potocki

RIVERSIDE PLAZA, LLC
501 and 521 North Main Street

Inland Wetlands Permit – Determination of Significance (2020-021)

MOTION: Mr. Kennedy moved to find the proposed activity at 501 and 521 North Main Street as shown on the inland wetlands permit application 2020-021 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 (2020-021)

MOTION: Mr. Kennedy moved to approve the inland wetlands permit for regulated activities associated with the construction of two office buildings (5,000 sq. ft. and 10,000 sq. ft. respectively), together with site grading, erosion control measures, parking and driveways, landscaping, site utilities, and stormwater drainage at 501 and 521 North Main Street, with the modifications as specified in staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated July 17, 2020.

Mr. Stebe 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.

Special Exception (2020-022)

MOTION: Mr. Kennedy moved to approve the special exception under Article II, Section 9.14.02 (b) for construction of two office buildings (5,000 sq. ft. and 10,000 sq. ft. respectively), together with site grading, erosion control measures, parking and driveways, landscaping, site utilities, and stormwater drainage at 501 and 521 North Main Street, with the modifications as specified in staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated July 17, 2020.

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 & Sedimentation Control Plan (2020-023)

MOTION: Mr. Kennedy moved to certify the erosion and sedimentation control plan for construction of two office buildings (5,000 sq. ft. and 10,000 sq. ft. respectively), together with site grading, erosion control measures, parking and driveways, landscaping, site utilities, and stormwater drainage at 501 and 521 North Main Street, with the modifications as specified in staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated July 17, 2020.

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

Flood Plain Permit (2020-038)

MOTION: Mr. Kennedy moved to approve the flood plain permit for the construction of two office buildings (5,000 sq. ft. and 10,000 sq. ft. respectively), together with site grading, erosion control measures, parking and driveways, landscaping, site utilities, and stormwater drainage at 501 and 521 North Main Street, with the modifications as specified in staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated July 17, 2020.

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

ROBERT & GRACE R. ZAPOR
99 Hartford Road

Special Exception (2020-029)

MOTION: Mr. Kennedy moved to approve the special exception under Article II, Section 18.03.07 to run a bed and breakfast in the Historic zone at 99 Hartford Road. 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 18.03.07.

APPROVAL OF MINUTES

June 15, 2020 – Public Hearing/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. **ROBERT & GRACE R. ZAPOR** – Special Exception (2020-029) – Request a special exception per Art. II, Sec. 18.03.07 to run a Bed & Breakfast in the Historic zone at 99 Hartford Road.
2. **MICHAEL PECK** – Inland Wetlands Permit (2020-033) – To build a 24 x 40 foot garage and a barn at 630 Bush Hill Road.
3. **SABRINA POOLS** – Inland Wetlands Permit (2020-035) – To install a 16 x 32 ft. in-ground pool 60 ft. from wetlands at 389 Lydall Street.
4. **FOREST RIDGE CONDOMINIUM ASSOCIATION, INC. (FRCA)** – Inland Wetlands Permit (2020-037) – For the repair of existing twin 83"x57" corrugated metal (steel) pipe-arch culverts within Cliffside Drive near the intersection of Cliffside Drive and Lydall Street at 19 Cliffside Drive.
5. **RIVERSIDE PLAZA, LLC** – Flood Plain Permit (2020-038) – Construction of two office buildings (5,000 SF and 10,000 SF respectively), one on each lot, together with site grading, erosion control measures, parking and driveways, landscaping, site utilities, and storm water drainage at 501 and 521 North Main Street.
6. **PATRICIA FABY HAYES** – Extension of Previously Approved Inland Wetlands Permit (2020-039); Extension of Previously Approved Erosion & Sedimentation Control Plan (2020-040) – Request five-year extensions of the existing Inland Wetlands Permit (2015-063) and Erosion & Sedimentation Control Plan (2015-064), with no changes from prior approvals, at 1555 Tolland Turnpike.