

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
SEPTEMBER 21, 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

REVISED AGENDA

MOTION: Mr. Stebe moved to revise the agenda to move application 2020-054 to the end of the agenda. Mr. Kennedy seconded the motion and all members voted in favor.

TOWN OF MANCHESTER
250 Vernon Street

Special Exception Modification (2020-057)

MOTION: Mr. Kennedy moved to continue the public hearing until October 5, 2020. Mr. Stebe seconded the motion and all members voted in favor.

Erosion & Sedimentation Control Plan (2020-058)

MOTION: Mr. Kennedy moved to continue the public hearing until October 5, 2020. Mr. Stebe seconded the motion and all members voted in favor.

MICHAEL & BONITA MILLER
736 Vernon Street

Inland Wetlands Permit – Determination of Significance (2020-059)

MOTION: Mr. Kennedy moved to find the proposed activity at 736 Vernon Street as shown on the inland wetlands permit application 2020-059 will not have a significant impact on the wetlands and therefore will not require a public hearing. Ms. Scorso seconded the motion and all members voted in favor.

TOWN OF MANCHESTER ENGINEERING DIVISION

Public Improvement Standards (2020-052)

MOTION: Mr. Kennedy moved to accept the proposed revisions to the Town of Manchester Public Improvement Standards as presented at the September 21, 2020 Planning & Zoning Commission meeting. Ms. Scorso seconded the motion and all members voted in favor.

THANH DAI

78 Forest Street

Historic Zone Site Development Plan (2020-054)

MOTION: Mr. Kennedy moved to deny the Historic zone site plan for site improvements at 78 Forest Street as presented at the September 21, 2020 Planning & Zoning Commission meeting, because the site development plan does not conform to the requirements of the Historic zone as written in Article II, Section 18. Ms. Scorso seconded the motion. Mr. Kennedy voted in favor of the motion. Mr. Prause, Mr. Stebe, Ms. Scorso, and Ms. Poland voted against the motion. The motion to deny failed one to four.

MOTION: Mr. Stebe moved to approve the Historic zone site plan for site improvements at 78 Forest Street as presented at the September 21, 2020 Planning & Zoning Commission meeting, with the following modifications:

1. As specified in a staff memorandum from John DiBiasi, Assistant Town Engineer, dated September 17, 2020.
2. That the pavers shown to the east of the garage and driveway and all pavers to the north of the garage plane be removed and kept as green space.
3. That the driveway width be maintained as existing except at the turnaround.

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

The reason for the approval is that the site development plan conforms to the requirements of the Historic zone as written in Article II, Section 18.

APPROVAL OF MINUTES

September 9, 2020 – Public Hearing/Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. **STEPHENS PIPE & STEEL CONNECTICUT, LLC – Special Exception Modification (2020-063); Erosion & Sedimentation Control Plan (2020-064)** – To modify the existing employee parking and truck maneuvering areas at the existing facility located at 776R North Main Street.
2. **PPF WE 1339 TOLLAND TURNPIKE LLC – Special Exception Modification (2020-065); Erosion & Sedimentation Control Plan (2020-066)** – To add employee parking and access points within the northwest quadrant of the site at 1339 Tolland Turnpike.
3. **LUIS MORENO – Special Exception (2020-067)** – Special exception under Art. II, Sec. 16.15.02(c) to operate a place of worship in the Industrial zone at 104 Hilliard Street.