

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION  
FOR THE MEETING OF  
SEPTEMBER 1, 2021**

**MEMBERS PRESENT:**

In Person: Eric Prause, Chairman  
Patrick Kennedy, Vice Chairman  
Electronically: Michael Stebe, Secretary  
Jessica Poland

**ALTERNATES SITTING:**

Electronically: Bonnie Potocki

**ALTERNATES PRESENT:**

In Person: Julian Stoppelman  
Teresa Ike

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**TOWN OF MANCHESTER**

141 Princeton Street

Special Exception Modification (2021-058)

Erosion and Sedimentation Control Plan (2021-059)

**MOTION:** Mr. Kennedy moved to continue the public hearing until September 20, 2021.  
Ms. Poland seconded the motion and all members voted in favor.

**TOWN OF MANCHESTER PLANNING & ZONING COMMISSION**

Zoning Regulation Amendment (2021-061)

**MOTION:** Mr. Kennedy moved to approve the zoning regulation amendment as presented at the September 01, 2021 Planning and Zoning Commission meeting to revise Article IV, Section 9 to allow for alternative surfacing materials for vehicular parking areas. Mr. Stebe seconded the motion and all members voted in favor.

The reason for the approval is that the proposed amendment is consistent with the Town's Plan of Conservation and Development Goal #10, Objective #3, which aims to reduce impervious surfaces and treat and control stormwater through low impact development alternatives.

The zoning regulation amendment will be effective on September 22, 2021.

**APPROVAL OF MINUTES**

August 16, 2021 – 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. **PPF WE 1339 TOLLAND TURNPIKE LLC – Erosion & Sedimentation Control Plan (2021-068)** – Modification of Area of Disturbance and update of topography to reflect additional placement of surplus loam material at 1339 Tolland Turnpike.