

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
MAY 3, 2021**

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

Alternates Present: Julian Stoppelman
Teresa Ike
Bonnie Potocki

MANCHESTER COUNTRY CLUB, LLC
305 South Main Street

Special Exception Modification (2021-026)

MOTION: Mr. Kennedy moved to approve the special exception modification under Article II, Section 2.02.07 to permit permanent use of a seasonal outdoor banquet tent and to construct a 35 ft. x 95 ft. concrete slab as a surface for the seasonal banquet tent at 305 South Main 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 the specific criteria for golf courses as defined in Article II, Section 2.02.07.

RENEWAL OF OUTDOOR DINING RESOLUTION

MOTION: Mr. Kennedy moved to approve the proposed resolution:

NOW, THEREFORE, BE IT RESOLVED that the Planning and Zoning Commission of the Town of Manchester hereby directs the Town of Manchester, its departments and the applicable Local Enforcement Official to act in accordance with the provisions of Special Act No. 21-3 through its expiration date of March 31, 2022.

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

APPROVAL OF MINUTES

April 19, 2021 – Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. **HIGHLAND OAKS CORPORATION – PRD Zone Detailed Site Development Plan Modification (2021-030)** – To combine lots 39A (28 Collingridge Drive) and 39B (30 Collingridge Drive) into one lot and combine lots 40A (20 Collingridge Drive) and 40B (24 Collingridge Drive) into one lot.
2. **REDSTONE HOLDINGS, LLC – Extension of Previously Approved PRD Detailed Plan (2021-034); Extension of Previously Approved Erosion & Sedimentation Control Plan (2021-035)** – Request five-year extensions of the PRD Detailed Site Plan (2016-050) and Erosion & Sedimentation Control Plan (2016-051) approvals of July 6, 2016 at 169 Red Stone Road.