

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
OCTOBER 4, 2021**

MEMBERS PRESENT:

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

ALTERNATES PRESENT:

In Person: Julian Stoppelman
Electronically: Teresa Ike
Bonnie Potocki

PPF WE 1339 TOLLAND TURNPIKE LLC
1339 Tolland Turnpike

Erosion & Sedimentation Control Plan (2021-068)

MOTION: Mr. Kennedy moved to certify the erosion and sedimentation control plan for the modification of the area of disturbance and to update the topography to reflect additional placement of surplus loam material at 1339 Tolland Turnpike with the modifications as specified in memoranda from:

1. Megan Pilla, Senior Planner, dated October 4, 2021.

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

APPROVAL OF MINUTES

September 20, 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 except for Mr. Ott, who abstained.

RECEIPT OF NEW APPLICATIONS

1. CHRIS QUINN / TKO INSTALLATIONS – Special Exception Modification (2021-074) – Special exception modification per Art. II, Sec. 9.14.02(a) for proposed new drive-up ATM with concrete pad, bollards, signature canopy, vehicle height detector bar and pole lighting at 1046 Tolland Turnpike.

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2. **TRIVIK BUILDERS LLC – Inland Wetlands Permit (2021-076); PRD Detailed Site Development Plan (2021-080); Erosion & Sedimentation Control Plan (2021-081)** – To combine multiple parcels (including 27 Lillian Drive) to create a single 4.17 acre parcel to be developed into 37 units of residential housing contained in 6 buildings at 321 Oakland Street and 27 Lillian Drive.
 3. **JOHN BRENNAN/CSL PLASMA – Form-Based Zone Site Plan (2021-077)** – To gut and remodel existing strip shopping space for a new 38 bed, 14,881 sq. ft. blood plasma donation facility at 425 Broad Street.
 4. **MANUEL & LURDES FERNANDES – Inland Wetlands Permit (2021-078)** – For creation of a pond in a current Rural Residential area at 534 Keeney Street.
 5. **ASSOCIATION OF MUSLIM COMMUNITY – Zoning Regulation Amendment (2021-079)** – To amend Art. II, Sec. 1.03 of the zoning regulations to permit residential occupancy of an on-site accessory dwelling by a caretaker and family and also an office where the principal use is a cemetery.