

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
JULY 7, 2021**

MEMBERS PRESENT:

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

ALTERNATES PRESENT:

Electronically: Julian Stoppelman
Teresa Ike

PAREDIM ACQUISITION LLC

Zoning Regulation Amendment (2021-048)

MOTION: Mr. Kennedy moved to approve the zoning regulation amendment as presented at the July 7, 2021 Planning and Zoning Commission meeting to add a new Article II, Section 9.14.05 and Article II, Section 24.02.01 (m) to permit conversion of existing hotels or motels in the General Business zone to multifamily use, subject to special exception, with the modifications as specified in a staff memorandum from:

1. John DiBiasi, Assistant Town Engineer, dated July 07, 2021, *except* for the recommendation to strike the word “new” from the proposed Sec. 9.14.05 (c) 6.

Ms. Scorso seconded the motion.

MOTION: Mr. Stebe moved to amend the motion to include the modification to add the text from the last paragraph of Art. II Sec 1.00.02(e)4 to the end of Sec. 9.14.05(c)10, as number (iii). Ms. Scorso seconded the motion and all members voted in favor.

MOTION: Mr. Stebe moved to amend the motion to include the modification to insert “or efficiency units” into Sec. 9.14.05(c)8a. Ms. Scorso seconded the motion and all members voted in favor.

All members voted in favor of the amended motion.

The reason for the approval is that the proposed zoning regulation amendment is consistent with the Plan of Conservation and Development Growth Management Principle 3, Goal B, Objective 1, which states: “Incentivize adaptive reuse of vacant and underutilized sites/buildings,” and Objective 2, which states: “Require building and site design that facilitates reuse and mix of uses.”

The zoning regulation amendment will be effective on August 1, 2021.

DANIEL SMITH

547 Birch Mountain Road

Inland Wetlands Permit (2021-049)

MOTION: Mr. Kennedy moved to approve the inland wetlands permit for regulated activities associated with the construction of a new single-family home at 547 Birch Mountain Road. Ms. Scorso 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.

DANIEL E. PENNINGTON

26 Hampton Drive

Inland Wetlands Permit – Determination of Significance (2021-054)

MOTION: Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2021-054 may have a significant impact on the wetlands and therefore will require a public hearing. Ms. Scorso seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

June 7, 2021 – Business Meeting

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

June 21, 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

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1. **PPF WE 1339 TOLLAND TURNPIKE LLC – Special Exception Modification (2021-052); Erosion & Sedimentation Control Plan (2021-053)** – For conversion of existing vehicle parking lot to tractor trailer parking at 1339 Tolland Turnpike.
 2. **DANIEL E. PENNINGTON – Inland Wetlands Permit (2021-054)** –30-40 ft. extension of underground drainage to the east of the driveway to allow for filling of the valley in the front yard at 26 Hampton Drive.