

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
MAY 17, 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

SCOTT TRANSPORTATION
40 Commerce Road

Inland Wetlands Permit – Determination of Significance (2021-017)

MOTION: Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2021-017 will not have a significant impact on the wetlands and therefore will not require a public hearing. Ms. Poland seconded the motion. Mr. Kennedy, Ms. Poland, and Mr. Stebe voted in favor of the motion. Ms. Scorso and Mr. Prause voted against the motion. The motion passed three to two.

Inland Wetlands Permit (2021-017)

MOTION: Mr. Kennedy moved to approve the inland wetlands permit for regulated activities associated with the construction of an 11,320 sq. ft. one-story building for office use with accessory garage space at 40 Commerce Road.

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

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.

Erosion & Sedimentation Control Plan (2021-018)

MOTION: Mr. Kennedy moved to certify the erosion and sedimentation control plan for construction of an 11,320 sq. ft. one-story building for office use with accessory garage space at 40 Commerce Road.

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

HIGHLAND OAKS CORPORATION

20, 24, 28, & 30 Collingridge Drive

PRD Zone Detailed Site Development Plan Modification (2021-030)

MOTION: Mr. Kennedy moved to approve the Detailed Site Development Plan modification 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, with the modifications as specified in a staff memorandum from:

1. John DiBiasi, Assistant Town Engineer, dated May 14, 2021.

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

The reason for the approval is that the proposed activity meets the Planned Residential Development criteria in Article II, Section 7.

APPROVAL OF MINUTES

May 3, 2021 – 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

No new applications.