

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
OCTOBER 18, 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

INTERNATIONAL CENTRAL GOSPEL CHURCH - CT INC.

379 Wetherell Street

Special Exception (2021-060) – *Request for 65-Day Extension*

MOTION: Mr. Kennedy moved to approve the request for a 65-day extension of time to open the public hearing, until December 24, 2021. Mr. Ott seconded the motion and all members voted in favor.

STEPHENS PIPE & STEEL CONNECTICUT, LLC

776R North Main Street

Special Exception Modification (2020-063) – *Request for Extension of a Condition of the Approval*

Erosion & Sedimentation Control Plan (2020-064) – *Request for Extension of Condition of the Approval*

MOTION: Mr. Kennedy moved to approve the request for a 12-month extension of the condition of approval. Mr. Ott seconded the motion and all members voted in favor.

MANUEL & LURDES FERNANDES

534 Keeney Street

Inland Wetlands Permit – Determination of Significant Impact (2021-078)

MOTION: Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2021-078 will not have a

significant impact on the wetlands and therefore will not require a public hearing. Ms. Poland seconded the motion. Ms. Poland and Mr. Kennedy voted in favor of the motion. Mr. Stebe, Mr. Ott, and Mr. Prause voted against the motion. The motion failed two to three.

MOTION: Mr. Stebe moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2021-078 may have a significant impact on the wetlands and therefore will require a public hearing. Mr. Ott seconded the motion. Mr. Stebe, Mr. Ott, and Mr. Prause voted in favor of the motion. Ms. Poland and Mr. Kennedy voted against the motion. The motion passed three to two.

TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT

Lydall Brook beneath Ambassador Drive

Inland Wetlands Permit – Determination of Significant Impact (2021-086)

MOTION: Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2021-086 will not have a significant impact on the wetlands and therefore will not require a public hearing. Mr. Stebe seconded the motion. Ms. Poland, Mr. Stebe, and Mr. Kennedy voted in favor of the motion. Mr. Ott and Mr. Prause voted against the motion. The motion passed three to two.

TOWN OF MANCHESTER

705 Keeney Street

Mandatory Referral (2021-084)

MOTION: Mr. Kennedy moved to issue a favorable report regarding the purchase of 705 Keeney Street. Mr. Ott seconded the motion and all members voted in favor.

The reason for the favorable report is that the acquisition of the property in question for the connection of open space in Manchester to open space in an adjacent municipality is consistent with several stated goals of the Plan of Conservation and Development and with the Town's open space acquisition priorities.

APPROVAL OF MINUTES

October 4, 2021 – Business Meeting

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

RECEIPT OF NEW APPLICATIONS

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1. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (2021-082)** – Revisions to the zoning regulations in response to the requirements of recent State legislation (HB 6107), pertaining to the term "Character", Accessory Dwelling Units (ADUs), and residential parking requirements.
 2. **TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT – Inland Wetlands Permit (2021-086); Erosion & Sedimentation Control Plan (2021-087); Flood Plain Permit (2021-088)** – To replace the existing twin arch corrugated metal pipe culverts conveying Lydall Brook beneath Ambassador Drive with new twin precast concrete box culverts.
 3. **KEYBANK NA – Special Exception Modification (2021-089)** – To construct a bypass lane and future vacuum tube ATM lane, and relocate existing transformer and dumpster at 344 Middle Turnpike West.