

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
JULY 19, 2021**

MEMBERS PRESENT:

In Person: Patrick Kennedy, Vice Chairman
Jessica Scorso
Jessica Poland

ALTERNATES SITTING:

Electronically: Teresa Ike
Bonnie Potocki

ALTERNATES PRESENT:

In Person: Julian Stoppelman

JOSE D. CORREIA

55 Parker Street

PRD Zone Change and Combined Preliminary and Detailed Plan of Development (2021-041)

MOTION: Ms. Scorso moved to approve the zone change from Residence A zone to Planned Residential Development zone and accompanying Combined Preliminary and Detailed Site Development Plan at 55 Parker Street, with the modifications as specified in memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated July 19, 2021.

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

The reason for the approval is that the proposed activity meets the Planned Residential Development criteria in Article II, Section 7 and is consistent with the character classification of *Traditional Suburban* in the Town's Plan of Conservation and Development.

The zone change will be effective on August 1, 2021.

Erosion & Sedimentation Control Plan (2021-042)

MOTION: Ms. Scorso moved to certify the erosion and sedimentation control plan for the development of four single-family homes and associated site improvements at 55 Parker Street, with the modifications as specified in memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated July 19, 2021.

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

PPF WE 1339 TOLLAND TURNPIKE LLC
1339 Tolland Turnpike

Special Exception Modification (2021-052)

MOTION: Ms. Scorso moved to approve the special exception modification under Article II, Section 16.15.02(a) and (b) to convert a portion of existing personal vehicle parking to tractor trailer parking at 1339 Tolland Turnpike, with the modifications as specified in memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated July 19, 2021.

Ms. Poland 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.

Erosion & Sedimentation Control Plan (2021-053)

MOTION: Ms. Scorso moved to certify the erosion and sedimentation control plan for the conversion of a portion of existing personal vehicle parking to tractor trailer parking at 1339 Tolland Turnpike, with the modifications as specified in memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated July 19, 2021.

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

APPROVAL OF MINUTES

July 7, 2021 – Public Hearing/Business Meeting

MOTION: Ms. Scorso moved to approve the minutes with the following modifications:

1. Correct the minutes to state that the motion to close the public hearing was made by Mr. Kennedy, not Mr. Stoppelman.
2. Add a notation that there were technical difficulties and the live stream of the meeting may have been affected.

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

RECEIPT OF NEW APPLICATIONS

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1. **ASSOCIATION OF MUSLIM COMMUNITY – Special Exception (2021-057)** – Request a special exception per Art. II, Sec. 2.02.06 for development of a 935 burial plot cemetery and future gravel roadway at 460 Hillstown Road.
 2. **TOWN OF MANCHESTER – Special Exception Modification (2021-058); Erosion and Sedimentation Control Plan (2021-059)** – For proposed activity including building additions, redesign of the parking lot and bus loop, and associated site improvements at 141 Princeton Street.