

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION  
FOR THE MEETING OF  
SEPTEMBER 20, 2021**

**MEMBERS PRESENT:**

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

**ALTERNATES SITTING:**

Electronically: Bonnie Potocki (for 2021-058,059 only)  
Teresa Ike (for all other applications)

**ALTERNATES PRESENT:**

In Person: Julian Stoppelman

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**REVISED AGENDA**

**MOTION:** Mr. Kennedy moved to amend the agenda to remove application 2021-060 for the International Central Gospel Church – CT Inc. Ms. Ike seconded the motion and all members voted in favor.

**TOWN OF MANCHESTER**

141 Princeton Street

Special Exception Modification (2021-058)

**MOTION:** Mr. Kennedy moved to approve the special exception modification under Article II, Section 4.02.02 for renovations to Bowers Elementary School, including building additions, redesign of the parking lot and bus loop, and associated site improvements at 141 Princeton Street. 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 II, Section 4.02.02 and Article IV, Section 20.

Erosion and Sedimentation Control Plan (2021-059)

**MOTION:** Mr. Kennedy moved to certify the erosion and sedimentation control plan for renovations to Bowers Elementary School, including building additions, redesign

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of the parking lot and bus loop, and associated site improvements at 141 Princeton Street. Ms. Poland seconded the motion and all members voted in favor.

**PAREDIM ACQUISITION LLC**  
191 Spencer Street

Special Exception (2021-064)

**MOTION:** Mr. Kennedy moved to approve the special exception under Article II, Section 24.02.01 (m) for conversion of a hotel to a multi-family residential development at 191 Spencer Street, with the modifications as specified in memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated August 31, 2021, items #2-10 and #11(b)-15.

and with a waiver for landscaping based on Art. II, Sec. 9.14.05 (c) (10) (b).

Ms. Poland seconded the motion.

**MOTION:** Mr. Stebe moved to amend the motion to add the condition that the applicant repair the eastern fence line, including slats, to act as screening from the adjacent property. Mr. Kennedy 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 activity meets the special exception criteria in Article IV, Section 20 and the specific criteria in Article II, Section 9.14.05.

**80 OAKLAND STREET LLC**  
86 Oakland Street and 11 & 25 Edward Street

Special Exception Modification (2021-063)

**MOTION:** Mr. Kennedy moved to approve the special exception modification under Article II, Section 24.02.01(h) to reconfigure the employee parking for 80 Oakland Street and associated landscaping, lighting, and stormwater facilities to preserve the house at 25 Edward Street for reuse as office space at 86 Oakland Street and 11 & 25 Edward Street, with the modifications as specified in memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated August 20, 2021.

Ms. Ike 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.

**APPROVAL OF MINUTES**

September 1, 2021 – Public Hearing/Business Meeting

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

**RECEIPT OF NEW APPLICATIONS**

No new applications.