

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND  
WATERCOURSES AGENCY  
FOR THE MEETING OF  
MARCH 29, 2021**

**MEMBERS PRESENT:** Eric Prause, Chairman  
Patrick Kennedy, Vice Chairman  
Jessica Scorso  
Jessica Poland

Alternate Member Sitting: Julian Stoppelman

Alternates Present: Teresa Ike  
Bonnie Potocki

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**GARRETT HOMES, LLC**  
120 Spencer Street

Resubdivision (2021-005)

**MOTION:** Mr. Kennedy moved to approve the resubdivision of 120 Spencer Street, with the modifications:

1. From John DiBiasi, Assistant Town Engineer, dated March 29, 2021.

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

The reason for the approval is that the application complies with the zoning regulations of the Town of Manchester.

Erosion & Sedimentation Control Plan (2021-006)

**MOTION:** Mr. Kennedy moved to certify the erosion and sedimentation control plan for construction of a new 9,100 sq. ft. retail building with parking and associated grading, drainage, utilities, and site improvements at 120 Spencer Street, with the modifications as specified in staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated March 29, 2021.

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

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**MANCHESTER PARKADE I, LLC**

296, 324, 330, 334 & 340 Broad Street; 418 Middle Turnpike West; and a portion of Green Manor Boulevard

Inland Wetlands Permit (2021-001)

**MOTION:** Mr. Kennedy moved to approve the inland wetlands permit for regulated activities associated with site preparation and installation of underground utilities infrastructure at 296, 324, 330, 334 and 340 Broad Street, 418 Middle Turnpike West, and a portion of Green Manor Boulevard, with the modifications as specified in staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated March 29, 2021,

and with the condition that the applicant provide a formal submission to satisfy the Inland Wetlands and Watercourses Regulations Section 4.4.

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.

Special Exception and Combined Preliminary and Detailed Plan (2021-002)

**MOTION:** Mr. Kennedy moved to approve the special exception and combined preliminary and detailed site plan for alternative compliance under Art. II, Sec. 26.04.03 (Ground Floor Limitations) to allow residential on the first floor in some areas and under Art. II, Sec. 26.09.04 E (Parking Standards Relief) for the proposed Silk City Green development at 296, 324, 330, 334 and 340 Broad Street, 418 Middle Turnpike West, and a portion of Green Manor Boulevard, with the modifications as specified in staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated March 29, 2021; and
2. Megan Pilla, Senior Planner, dated March 29, 2021;

and with the conditions:

1. That traffic operations at the intersection of Broad Street and Freemans Way will be reevaluated by the Town Traffic Engineer after each phase of construction, and if found necessary as determined by the Town, the ability for traffic to turn left into the development from Broad Street may be prohibited, and the developer would be responsible for making any changes to the intersection as required;

2. That traffic operations and trip counts at the intersection of Green Manor Boulevard and the Stop & Shop access driveway will be reevaluated by the Town Traffic Engineer after each phase of construction, and if found necessary as determined by the Town, logistical adjustments may be made to the traffic pattern at this intersection; and
3. That turning studies for emergency vehicles as shown on sheets “Trucks 1” and “Trucks 2” will be reevaluated and approved by Town staff following receipt of the correct turning radius for fire trucks.

Mr. Stoppelman seconded the motion and all members voted in favor.

The reasons for the approval are that the proposed development meets the special exception criteria in Art. IV, Sec. 20 and the requirements of the Form-Based zone as described in Art. II, Sec. 26, including the special exception criteria for alternative compliance as described in Art. II, Sec. 26.09.03 (B) 1-4 and 26.09.04 (E) and (I). Specifically, the Commission finds the proposal:

1. provides for or supports mixed use development where appropriate;
2. maintains or improves pedestrian access, streetscape and open spaces;
3. provides new local business development opportunities;
4. eliminates or minimizes curbcuts and driveways on Primary Streets;
5. provides for shared access and parking;
6. provides housing where appropriate and provides an appropriate mix of affordability levels and life cycle opportunities;
7. is generally consistent with the Broad Street Redevelopment Plan;
8. will not substantially or permanently injure the appropriate use of adjacent properties; and/or
9. will promote the concepts and practices associated with walkability and sustainability in the Form-Based Zone.

Erosion & Sedimentation Control Plan (2021-007)

**MOTION:** Mr. Kennedy moved to certify the erosion and sedimentation control plan for site preparation and installation of underground utilities infrastructure at 296, 324, 330, 334 and 340 Broad Street, 418 Middle Turnpike West, and a portion of Green Manor Boulevard, with the modifications as specified in staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated March 29, 2021.

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

**APPROVAL OF MINUTES**

March 15, 2021 – Public Hearing/Business Meeting

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**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**

1. **SCOTT TRANSPORTATION – Inland Wetlands Permit (2021-017); Erosion & Sedimentation Control Plan (2021-018)** – To construct an 11,320 sq. ft. one-story building for office use with accessory garage space for use by Scott Transportation at 40 Commerce Road.
2. **TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT – Inland Wetlands Permit (2021-022)** – To consolidate two existing storm drainage outfalls from Adelaide Road to Marsh Pond into one new outfall and install new hydrodynamic separator treatment structure at new outfall at 319 Porter Street and Adelaide Road.