

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION  
FOR THE MEETING OF  
JANUARY 7, 2007**

**MEMBERS PRESENT:** David Wichman      Eric Prause  
Eugene Sierakowski    Salvatore Mancini  
Joseph Diminico  
Rudolph Kissmann  
Kevin Dougan

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**MAIDEN BUILDERS LLC**  
717 and 727 Tolland Turnpike

PRD Zone Change and Preliminary Plan of Development (M-360)

**MOTION:** Mr. Sierakowski moved to table this application, Mr. Kissmann seconded the motion and all members voted in favor.

Commission members requested the staff seek clarification on the interpretation of the requirements for the amount, configuration and gradient of open space required in the PRD zone, and information on how that provision has been applied in previous developments.

**JETMORE CONSTRUCTION**  
775 Lydall Street

PRD Zone Change and Preliminary Plan of Development (J-56)

**MOTION:** Mr. Sierakowski moved to table the application, Mr. Kissmann seconded the motion and all members voted in favor.

Mr. Diminico asked that the staff investigate how many PRDs have been approved in Conservation Overlay Zones since the latter designation was adopted in the Town Plan of Conservation and Development.

**PK ASSOCIATES, LLC**  
37 Middle Turnpike West

Zone District Change: Residence B to Residence C (P-179)

**MOTION:** Mr. Kissmann moved to approve the zone change as requested, Mr. Sierakowski seconded the motion. All members voted in favor. The reason for the approval

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was that the zoning district change was consistent with the Town's Plan of Conservation and Development and with the zoning in the immediate area. The zoning district change will be effective at the end of the appeal period.

Extension of meeting beyond 11:00 p.m.

**MOTION:** Mr. Sierakowski moved to continue the meeting beyond 11:00 p.m., Mr. Diminico seconded the motion and all members voted in favor.

### **APPROVAL OF MINUTES**

June 18, 2007 – Public Hearing/Business Meeting and July 2, 2007 – Public Hearing/Business Meeting

**MOTION:** Mr. Sierakowski moved to adopt the minutes as drafted. Mr. Kissmann seconded the motion, and four members voted in favor. Mr. Wichman abstained.

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### **RECEIPT OF NEW APPLICATIONS**

1. **DYNASTY FINANCIAL CONSULTING GROUP, LLC - 49 Buckland Street – Erosion Control Plan (D-129)** – request for proposed site development for a 7,000 SF Spa/Salon.
2. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendments: Article I Section 2 and Article II Section 1.03.01 (T-470)** – revisions to the Zoning Regulations at Article 1 Section 2 to add definitions for major and minor automobile repair as accessory uses in residential zones and at Article II Section 1.03.01, regarding automobile repair activity in residential zones.
3. **TOWN OF MANCHESTER PUBLIC WORKS – 55 Oakland Street - Inland Wetlands Permit (T-471), Flood Plain Permit (T-472), Mandatory Referral under CGS 8-24 (T-473)** – Construction of sidewalk along roadway and installation of catch basin with pipe connection to existing manhole structure located prior to existing pipe outlet to brook.