

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND  
WATERCOURSES AGENCY  
FOR THE MEETING OF  
OCTOBER 17 2022**

**MEMBERS PRESENT:**

In Person: Eric Prause, Chairman  
Patrick Kennedy, Vice Chairman  
Michael Stebe, Secretary  
Nicole Clemons  
Teresa Ike

**ALTERNATES PRESENT:**

In Person: Bonnie Potocki  
Carlos Jusem  
Yamuna Menon

---

**TOWN OF MANCHESTER**  
179 Keeney Street

Special Exception Modification (PSE-0035-2022)

**MOTION:** Mr. Stebe moved to continue the public hearing until November 7, 2022. Ms. Ike seconded the motion. Mr. Prause, Mr. Stebe, Ms. Clemons, and Ms. Ike voted in favor of the motion. Mr. Kennedy voted against the motion. The motion passed four to one.

**MANCHESTER COUNTRY CLUB, INC.**  
305 South Main Street

Inland Wetlands Permit Determination of Significance (IWP-0027-2022)

**MOTION:** Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application IWP-0027-2022 will not have a significant impact on the wetlands and therefore will not require a public hearing. Mr. Stebe seconded the motion and all members voted in favor.

**RECEIPT OF NEW APPLICATIONS**

1. BASSER-KAUFMAN 216 LLC – Special Exception (PSE-0037-2022); Erosion & Sedimentation Control Plan (ESC-0012-2022) – For an approximately 2,400 SF Starbucks restaurant with drive thru within the existing ShopRite shopping center at 210 Spencer Street.