

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND  
WATERCOURSES AGENCY  
FOR THE MEETING OF  
JANUARY 4, 2023**

**MEMBERS PRESENT:**

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

**ALTERNATE MEMBER SITTING:**

In Person: Bonnie Potocki

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**CLEVER AVILA**

270 Gardner Street

Resubdivision (SUB-0002-2022)

**MOTION:** Mr. Kennedy moved to approve the 4-lot resubdivision to create 3 new building lots with a fee to be paid in lieu of dedicated open space at 270 Gardner Street, with the modifications as specified in a staff memorandum from:

1. Megan Pilla, Principal Development Planner, dated January 4, 2023.

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

Erosion & Sedimentation Control Plan (ESC-0014-2022)

**MOTION:** Mr. Kennedy moved to certify the erosion and sedimentation control plan for the proposed 4-lot resubdivision to create 3 new building lots at 270 Gardner Street, with the modifications as specified in a staff memorandum from:

1. Megan Pilla, Principal Development Planner, dated January 4, 2023.

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

**DORJAN PUKA**

1436 Pleasant Valley Road

Special Exception Modification (PSE-0038-2022)

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**MOTION:** Mr. Kennedy moved to approve the special exception modification for the addition of a partial roof structure and improvements to the existing patio area at 1436 Pleasant Valley Road, with the modifications as specified in a staff memorandum from:

1. Megan Pilla, Principal Development Planner, dated January 4, 2023.

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.

**BATTISTON'S OF MANCHESTER, INC.**  
441 Middle Turnpike West

Inland Wetlands Permit (IWP-0029-2022)

**MOTION:** Mr. Kennedy moved to approve the inland wetlands permit for excavation and off-site disposal of impacted soils within the upland review area at 441 Middle Turnpike West, with the condition that a wetlands description be submitted.

Mr. Stebe 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.

**TOWN OF MANCHESTER**  
942 Main Street

Mandatory Referral (MR-0003-2022)

**MOTION:** Mr. Stebe moved to issue a favorable report regarding the purchase of 942 Main Street as presented at the January 4, 2023 Planning & Zoning Commission meeting. Ms. Ike seconded the motion. Mr. Prause, Mr. Stebe, Ms. Clemons, Ms. Ike, and Ms. Menon voted in favor of the motion. Ms. Potocki and Mr. Kennedy voted against the motion. The motion passed five to two.

The reason for the approval is that the purchase of the property in question advances the Town's Downtown library project and ongoing Downtown economic development efforts. The purchase is also consistent with Goal I, of the Plan of Conservation and Development which calls for "...intensified mixed-use development in and near existing or potential mixed-use districts, transit nodes and corridors" (Objective 1) and aims to "identify and market vacant buildings and sites" (Objective 5).

**FENN MOUN**

50 Hale Road (a.k.a. 48 Hale Road)

Special Exception Modification (PSE-0028-2022) – *Request for 65-Day Extension*

**MOTION:** Mr. Kennedy moved to grant the 65-day extension. Ms. Clemons seconded the motion and all members voted in favor.

**APPROVAL OF MINUTES**

December 5, 2022 – Public Hearing/Business Meeting

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

**RECEIPT OF NEW APPLICATIONS**

1. **HARI KUPPURAJ – PRD Zone Change - Preliminary Site Plan (PRD-0006-2022)** – Zone change for a 2.64-acre site from Rural Residence to Planned Residential Development zone at 30 Bidwell Street.
2. **TOWN OF MANCHESTER DEPARTMENT OF PUBLIC WORKS – Inland Wetland Permit (IWP-0031-2022); Erosion & Sedimentation Control Plan (ESC-0015-2022)** – For activities related to construction of a Mechanically Stabilized Earthen (MSE) berm wall and associated site improvements at the Manchester Landfill at 864 Middle Turnpike West (a.k.a. 311 Olcott Street).