

**TOWN OF MANCHESTER
LEGAL NOTICE**

At its meeting of January 4, 2023, the Planning and Zoning Commission/Inland Wetlands Agency made the following decisions:

CLEVER AVILA – 270 Gardner Street – Resubdivision (SUB-0002-2022); Erosion & Sedimentation Control Plan (ESC-0014-2022) – The Commission **APPROVED WITH MODIFICATIONS** 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, Residence AA zone, and **APPROVED WITH MODIFICATIONS** the erosion and sedimentation control plan.

DORJAN PUKA – 1436 Pleasant Valley Road – Special Exception Modification (PSE-0038-2022) – The Commission **APPROVED WITH MODIFICATIONS** the special exception modification per Art. II, Sec. 9.14.02(b) for the addition of a partial roof structure and improvements to the existing patio area at 1436 Pleasant Valley Road, General Business zone.

BATTISTON'S OF MANCHESTER, INC. – 441 Middle Turnpike West – Inland Wetlands Permit (IWP-0029-2022) – Acting in its capacity as the Inland Wetlands Agency, the Commission **APPROVED WITH A CONDITION** the inland wetlands permit for excavation and off-site disposal of impacted soils within the upland review area at 441 Middle Turnpike West, General Business zone. The approval is valid for 5 years. The work in the regulated area must be completed within one year of commencement.

TANNER JORCZAK – 51 Highland Street (a.k.a. 269 Oak Grove Street) – Inland Wetlands Permit (IWP-0030-2022) – The Inland Wetlands Agent administratively approved the Inland Wetlands Permit to place three 12 ft. x 4 ft. wooden walkways on the Oak Grove Nature trail, between the bridge and the street at 51 Highland Street (a.k.a. 269 Oak Grove Street), Rural Residence zone.

All modifications/conditions are on file in the Planning and Economic Development Department. A copy of this notice has been filed in the Town Clerk's office.

Planning and Zoning Commission
Eric Prause, Chair