

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
FEBRUARY 21, 2024**

MEMBERS PRESENT:

In Person: Eric Prause, Chairman
Patrick Kennedy, Vice Chairman
Michael Stebe, Secretary
Teresa Ike
Chris Schoeneberger
Daniela Luna
Michael Farina

**ALTERNATE MEMBER SITTING
FOR APPROVAL OF MINUTES
ONLY:**

In Person: Bonnie Potocki

ALTERNATES PRESENT:

In Person: Maliha Ahsan

3 SQUARED, LLC
14 North Main Street

Special Exception (PSE-0058-2023)

MOTION: Mr. Kennedy moved to approve the special exception under Art. II, Sec. 24.02.01(j) for a mixed-use multi-family development at 14 North Main Street, with the modifications as specified in a staff memorandum from:

1. Megan Pilla, Principal Development Planner, dated February 21, 2024;

and with the condition that 12-15 months after issuance of the first certificate of occupancy, the applicant submit to the Town's traffic engineer for review an updated Traffic Impact Statement and Assessment by a professional engineer licensed in the State of Connecticut, including an assessment of the crash data in the vicinity of the site and observations of queuing related to the signal, the site driveways, and the all-way stop intersection on Oakland Street at Woodbridge Street; and that Town Staff may require additional restrictions at the site driveways, including but not limited to a right-turn-only restriction for vehicles exiting the site, based on the result of said assessment.

Mr. Schoeneberger seconded the motion.

MOTION: Mr. Farina moved to amend the motion to change the condition from 12-15 months to 12 and 30 months. Mr. Stebe seconded the motion. Mr. Prause, Mr. Stebe, Ms. Ike, Ms. Luna and Mr. Farina voted in favor of the motion. Mr. Kennedy and Mr. Schoeneberger voted against the motion. The motion to amend the motion passed five to two.

All members voted in favor of the amended motion.

The reason for the approval is that the proposed activity meets the special exception criteria in Article IV, Section 20.

Erosion & Sedimentation Control Plan (ESC-0001-2024)

MOTION: Mr. Kennedy moved to certify the erosion and sedimentation control plan for construction of a mixed-use multi-family development at 14 North Main Street, with the modifications as specified in a staff memorandum from:

1. Megan Pilla, Principal Development Planner, dated February 21, 2024.

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

MOTION: Mr. Stebe moved to continue the meeting past 11:00 p.m. Mr. Farina seconded the motion. Mr. Prause, Mr. Kennedy, Mr. Stebe, Ms. Ike, Mr. Schoeneberger, and Mr. Farina voted in favor of the motion. Ms. Luna voted against the motion. The motion passed six to one.

APPROVAL OF MINUTES

February 5, 2024 – Public Hearing/Business Meeting

MOTION: Mr. Farina moved to approve the minutes as written. Ms. Luna seconded the motion and all members voted in favor, with Ms. Potocki seated in place of Mr. Kennedy.

RECEIPT OF NEW APPLICATIONS

There were no new applications.