

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
APRIL 1, 2024**

MEMBERS PRESENT:

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

Electronically: Teresa Ike

ALTERNATE MEMBERS SITTING:

In Person: Bonnie Potocki

PROPOSED SIDEWALK AND CURB PLAN 2024-2029

MOTION: Mr. Stebe moved to continue the public hearing to April 15, 2024. Ms. Luna seconded the motion and all members voted in favor.

TOWN OF MANCHESTER PUBLIC WORKS DEPT.

30 Charter Oak Street

Inland Wetland Permit – Determination of Significance (IWP-0003-2024)

MOTION: Ms. Potocki moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application IWP-0003-2024 may have a significant impact on the wetlands and is in the public interest, and therefore will require a public hearing. Mr. Farina seconded the motion.

MOTION: Mr. Farina moved to amend the motion to remove “and is in the public interest.” Mr. Prause, Mr. Stebe, Ms. Luna, Mr. Farina, Ms. Ike, and Ms. Potocki voted in favor of the motion. Mr. Kennedy abstained. The motion to amend the motion passed six to zero.

Mr. Prause, Mr. Stebe, Ms. Luna, Mr. Farina, Ms. Ike, and Ms. Potocki voted in favor of the amended motion. Mr. Kennedy voted against the amended motion. The amended motion passed six to one.

DISCUSSION: MUNICIPAL FINES FOR INLAND WETLANDS VIOLATIONS

MOTION: Mr. Farina moved to make a favorable recommendation to the Board of Directors to consider adoption of an ordinance regarding municipal fines for inland

wetlands violations. Ms. Potocki seconded the motion. Mr. Prause, Mr. Stebe, Ms. Luna, Mr. Farina, Ms. Ike, and Ms. Potocki voted in favor of the motion. Mr. Kennedy abstained. The motion passed six to zero.

APPROVAL OF MINUTES

March 18, 2024 – Public Hearing/Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. **TOWN OF MANCHESTER PUBLIC WORKS DEPT.** – Inland Wetland Permit (IWP-0003-2024); Erosion & Sedimentation Control Plan (ESC-0003-2024) – Expansion of Charter Oak Park facilities including a new skate park/pump track, synthetic turf playing field, and parking lot at 30 Charter Oak Street.
2. **TRIVIK BUILDERS, LLC** – PRD Detailed Site Plan Modification (PRD-0001-2024) – Modification to site plans at 27 Lillian Drive.
3. **HARTFORD HEALTHCARE CORPORATION** – Zoning Regulation Amendment (REG-0002-2024) – To add a subsection to Article IV, Section 13 to permit a limited exception to the maximum signage limitation for medical services.