

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
APRIL 15, 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:

Electronically: Maliha Ahsan

ALTERNATES PRESENT:

In Person: Bonnie Potocki

SIDEWALK AND CURB PLAN 2024-2029

MOTION: Mr. Farina moved to continue the public hearing to May 6, 2024. Mr. Stebe seconded the motion. Mr. Prause, Mr. Stebe, Ms. Luna, Mr. Farina, Ms. Ike, and Ms. Ahsan voted in favor of the motion. Mr. Kennedy voted against the motion. The motion passed six to one.

TOWN OF MANCHESTER PUBLIC WORKS DEPT.

30 Charter Oak Street

Inland Wetland Permit (IWP-0003-2024)

MOTION: Mr. Kennedy moved to approve the inland wetlands permit for the 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, with the modifications as specified in a staff memorandum from:

1. Megan Pilla, Principal Development Planner, dated April 12, 2024.

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.

Erosion & Sedimentation Control Plan (ESC-0003-2024)

MOTION: Mr. Kennedy moved to certify the erosion and sedimentation control plan for the 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, with the modifications as specified in a staff memorandum from:

1. Megan Pilla, Principal Development Planner, dated April 12, 2024.

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

APPROVAL OF MINUTES

April 1, 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. **JULIANO'S POOLS – Inland Wetlands Permit (IWP-0051-2023)** – Relocation of septic leaching field and construction of a new in-ground pool with patio and safety fence at 37 Pondview Drive.
2. **VESSEL TECHNOLOGIES – Zoning Regulation Amendment (REG-0003-2024)** – Amendment to Article II, Section 7.03 to allow a higher density of dwelling units in the Planned Residential Development (PRD) zone by special exception, if the total number of bedrooms does not exceed 20 per acre.