

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND  
WATERCOURSES AGENCY  
FOR THE MEETING OF  
MAY 6, 2024**

**MEMBERS PRESENT:**

In Person: Eric Prause, Chairman  
Patrick Kennedy, Vice Chairman (*Recused for REG-0002-2024*)  
Michael Stebe, Secretary  
Chris Schoeneberger  
Daniela Luna  
Michael Farina  
Electronically: Teresa Ike

**ALTERNATE MEMBER SITTING  
FOR SIDEWALK PLAN AND REG-  
0002-2024 ONLY:**

In Person: Zachary Schurin

**ALTERNATE MEMBER SITTING  
FOR REG-0002-2024 ONLY:**

In Person: Bonnie Potocki

**ALTERNATES PRESENT:**

Electronically: Maliha Ahsan

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**SIDEWALK AND CURB PLAN 2024-2029**

**MOTION:** Mr. Kennedy moved to approve the 5-year update to the Sidewalk & Curb Plan as presented at the May 6, 2024 Planning & Zoning Commission meeting, with the modification that the reference to the addition of the east side of Autumn Street to the map be eliminated. Mr. Schoeneberger seconded the motion.

**MOTION:** Mr. Farina moved to amend the motion to make changes to the bullet points under Critical Path Extensions as follows:

1. Replace “has identified” with “identifies”
2. Add the paragraph, “The desire to see a Schoolwalk Safety plan implemented that prioritizes planning for sidewalk extensions and sidewalk gap filling on arterial and collector roads within a 1-mile schoolwalk distance to all public elementary schools, a 1.5 mile

schoolwalk distance to Illing Middle School, and a 2-mile schoolwalk distance to Manchester High School.”

3. In the existing first bullet point, strike “schools” and “the school location.”

Mr. Stebe seconded the motion to amend the motion. Mr. Prause, Mr. Stebe, Ms. Luna, Mr. Farina, and Ms. Ike 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.

**MOTION:** Mr. Farina moved to amend the motion to add the streets that were passed out by Mr. Farina to the map. Mr. Stebe seconded the motion. Mr. Farina withdrew the motion.

All members voted in favor of the amended motion, with Mr. Schurin voting in place of Mr. Schoeneberger.

The Town of Manchester Sidewalk and Curb Plan update will be effective on May 28, 2024.

## **HARTFORD HEALTHCARE CORPORATION**

### Zoning Regulation Amendment (REG-0002-2024)

**MOTION:** Mr. Stebe moved to approve the zoning regulation amendment to add language to Article IV, Section 13 to permit a limited exception to the maximum signage limitation for medical services, with the modification that the proposed language be added to the end of Art. IV, Sec. 13.07.01 instead of creating a new Sec. 13.10.06.04.

Mr. Farina seconded the motion and all members voted in favor, with Ms. Potocki voting in place of Mr. Schoeneberger.

The reason for the approval is that the proposed amendment is consistent with the following recommendations of the Plan of Conservation and Development:

- As stated in the applicant’s submitted narrative.
- “*Distribution, Healthcare, & Industry*” recommendation #2: Continue to retain existing industry clusters in distribution, healthcare, manufacturing, logistics, etc.

The zoning regulation amendment will be effective on May 28, 2024.

## **BOTTICELLO PROPERTIES LLC**

69 Woodside Street

Show Cause Hearing

- MOTION:** Mr. Kennedy moved to uphold the Cease & Desist Order issued by David Laiuppa, Inland Wetlands Agent, on April 29, 2024, with the modifications:
1. That the deadline for implementation of the previously agreed upon plan be extended to May 31, 2024, and
  2. That the deadline for submission of a new plan be extended to May 24, 2024

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

### **APPROVAL OF MINUTES**

#### April 15, 2024 – Public Hearing/Business Meeting

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

### **RECEIPT OF NEW APPLICATIONS**

There were no new applications.