

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
MAY 20, 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 IWP-0051-2023 ONLY:**

In Person: Maliha Ahsan

VESSEL TECHNOLOGIES

Zoning Regulation Amendment (REG-0003-2024)

MOTION: Mr. Stebe moved to approve the zoning regulation amendment to Article II, Section 7.03 to allow a higher density of dwelling units in the Planned Residential Development zone by special exception, if the total number of bedrooms does not exceed 20 per acre. Mr. Farina seconded the motion. Mr. Farina, Mr. Stebe, and Mr. Prause voted in favor of the motion. Ms. Luna, Mr. Kennedy, Ms. Ike, and Mr. Schoeneberger voted against the motion. The motion failed three to four and the application was denied.

TRIVIK BUILDERS, LLC

27 Lillian Drive

PRD Detailed Site Plan Modification (PRD-0001-2024)

MOTION: Mr. Kennedy moved to approve the PRD Detailed Site Development Plan modification for 27 Lillian Drive with the modifications as specified in staff memoranda from:

1. Megan Pilla, Principal Development Planner, dated May 20, 2024.

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

The reason for the approval is that the proposed development meets the requirements for multi-family housing in the Planned Residential Development zone as outlined in Art. II, Sec. 7.

JULIANO'S POOLS

37 Pondview Drive

Inland Wetlands Permit – Determination of Significance (IWP-0051-2023)

MOTION: Mr. Stebe moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application IWP-0051-2023 will not have a significant impact on the wetlands and therefore will not require a public hearing. Mr. Farina seconded the motion and all members voted in favor, with Ms. Ahsan sitting in place of Mr. Prause, who recused himself.

**APPOINTMENT OF ALTERNATE MEMBER TO CAPITOL REGION PLANNING
COMMISSION**

MOTION: Mr. Kennedy nominated Ms. Luna as the alternate member to the Capitol Region Planning Commission. Mr. Schoeneberger seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

May 6, 2024 – Public Hearing/Business Meeting

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

RECEIPT OF NEW APPLICATIONS

There were no new applications.