

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
JUNE 3, 2024**

MEMBERS PRESENT:

In Person: Patrick Kennedy, Acting Chairman
Michael Stebe, Secretary
Teresa Ike
Daniela Luna
Michael Farina

ALTERNATE MEMBERS SITTING:

Electronically: Maliha Ahsan

JULIANO'S POOLS

37 Pondview Drive

Inland Wetlands Permit (IWP-0051-2023)

MOTION: Mr. Farina moved to approve the inland wetlands permit for the relocation of septic leaching field and construction of a new in-ground pool with patio and safety fence at 37 Pondview Drive, with the modification that the Inland Wetlands Agent approve the soil stockpile area.

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.

TOWN OF MANCHESTER PUBLIC WORKS DEPT

864 Middle Turnpike West

Inland Wetland Permit – Determination of Significance (IWP-0007-2024)

MOTION: Mr. Stebe moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application IWP-0007-2024 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.

MOTION: Mr. Farina moved to amend the agenda to make the mandatory referral for the acquisition of 25 Eldridge Street a separate vote. Mr. Stebe seconded the motion and all members voted in favor.

TOWN OF MANCHESTER

1041 Main Street & 22 Maple Street

Mandatory Referral (MR-0001-2024)

MOTION: Mr. Farina moved to issue a favorable report regarding the purchase of 1041 Main Street and 22 Maple Street as presented at the June 3, 2024 Planning & Zoning Commission meeting. Mr. Stebe seconded the motion and all members voted in favor.

The reason for the favorable report is that the purchase of the properties in question advances the Town's Downtown library project.

TOWN OF MANCHESTER

25 Eldridge Street

Mandatory Referral (MR-0002-2024)

MOTION: Mr. Farina moved to issue a favorable report regarding the purchase of 25 Eldridge Street. Ms. Ike seconded the motion and all members voted in favor.

The reason for the favorable report is that the purchase of the property in question advances the Town's Downtown library project and was included in the 2022 bond referendum.

TOWN OF MANCHESTER

601 Lydall Street

Mandatory Referral (MR-0003-2024)

MOTION: Mr. Farina moved to issue an unfavorable report regarding the disposition of 601 Lydall Street as presented at the June 3, 2024 Planning & Zoning Commission meeting. Ms. Luna seconded the motion.

MOTION: Mr. Farina moved to table the item. Ms. Luna seconded the motion. Mr. Stebe, Ms. Ike, Ms. Luna, Mr. Farina, and Ms. Ahsan voted in favor of the motion. Mr. Kennedy voted against the motion. The motion passed five to one.

APPROVAL OF MINUTES

May 20, 2024 – Public Hearing/Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. **VIKING MANCHESTER PARTNERS, LLC – Resubdivision (SUB-0001-2024)** – Subdivision of existing parcel into two parcels each containing an existing commercial building, with no change in building envelope, parking, or site conditions, at 19 Pavilions Drive.
2. **TOWN OF MANCHESTER PUBLIC WORKS DEPT – Inland Wetland Permit (IWP-0007-2024); Flood Plain Permit (FLDP-0002-2024)** – Parking lot improvements including pavement replacement, grading to drain, installation of new drainage swale within infiltration trench, replacement of wooden barrier rail, and ADA improvements at 864 Middle Turnpike West.