

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
JUNE 17, 2024**

MEMBERS PRESENT:

In Person: Eric Prause, Chairman
Patrick Kennedy, Vice Chairman
Michael Stebe, Secretary
Teresa Ike
Chris Schoeneberger
Michael Farina

ALTERNATE MEMBERS SITTING:

In Person: Sara Van Buren

TOWN OF MANCHESTER

601 Lydall Street

Mandatory Referral (MR-0003-2024)

MOTION: Mr. Kennedy moved to issue a favorable report regarding the disposition of 601 Lydall Street as presented at the June 17, 2024 Planning & Zoning Commission meeting. Mr. Schoeneberger seconded the motion. Mr. Prause, Mr. Kennedy, Ms. Ike, and Mr. Schoeneberger voted in favor of the motion. Mr. Farina, Mr. Stebe, and Ms. Van Buren voted against the motion. The motion passed four to three.

The reason for the approval is that the disposition of the property in question advances the Town's Downtown library project.

VIKING MANCHESTER PARTNERS, LLC

19 Pavilions Drive

Resubdivision (SUB-0001-2024)

MOTION: Mr. Kennedy moved to approve the resubdivision of the 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. Mr. Schoeneberger seconded the motion and all members voted in favor.

TOWN OF MANCHESTER PUBLIC WORKS DEPT

864 Middle Turnpike West

Inland Wetland Permit (IWP-0007-2024)

MOTION: Mr. Kennedy moved to approve the inland wetlands permit for 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. 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.

Flood Plain Permit (FLDP-0002-2024)

MOTION: Mr. Kennedy moved to approve the flood plain permit for 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. Ms. Ike seconded the motion and all members voted in favor.

APPROVAL OF MINUTES

June 3, 2024 – Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. LUZERN ASSOCIATES LLC – Inland Wetland Permit (IWP-0008-2024); Special Exception (PSE-0004-2024); Erosion & Sedimentation Control Plan (ESC-0004-2024) – Construction of a 144,074 sq. ft. distribution center/warehouse at 71 and 81 Commerce Road.