

**ACTIONS  
OF THE TOWN OF MANCHESTER  
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND  
WATERCOURSES AGENCY/AQUIFER PROTECTION AGENCY  
FOR THE MEETING OF  
JULY 1, 2024**

**MEMBERS PRESENT:**

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

**ALTERNATE MEMBER SITTING:**

In Person: Zachary Schurin

**ALTERNATE MEMBER SITTING  
FOR APPROVAL OF MINUTES  
ONLY:**

In Person: Sara Van Buren

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**LUZERN ASSOCIATES LLC**  
71 and 81 Commerce Road

Inland Wetland Permit – Determination of Significance (IWP-0008-2024)

**MOTION:** Mr. Farina moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application IWP-0008-2024 may have a significant impact on the wetlands and therefore will require a public hearing. Mr. Kennedy seconded the motion and all members voted in favor.

**APPROVAL OF MINUTES**

June 17, 2024 – Public Hearing/Business Meeting

**MOTION:** Mr. Kennedy moved to approve the minutes as written. Mr. Stebe seconded the motion.

**MOTION:** Ms. Ike moved to amend the motion to add the modification that the minutes note that the meeting was held in the Manchester Room and no Silk City TV recording is available. Mr. Stebe seconded the motion to amend the motion and all members voted in favor, with Ms. Van Buren sitting in place of Ms. Luna, who abstained.

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All members voted in favor of the amended motion, with Ms. Van Buren sitting in place of Ms. Luna, who abstained.

June 17, 2024 – Aquifer Protection Agency

**MOTION:** Mr. Kennedy moved to approve the minutes as written. Mr. Farina seconded the motion and all members voted in favor, with Ms. Van Buren sitting in place of Ms. Luna, who abstained.

**RECEIPT OF NEW APPLICATIONS**

1. **CAPITOL AUTOMOTIVE 2 LLC – Special Exception Modification (PSE-0003-2024)**  
– Construction of a new building to replace the existing structure destroyed by fire (Capitol Auto) and associated site improvements at 369 and 373 Main Street.
2. **HIGHLAND PARK MARKET OF MANCHESTER RE LLC – Special Exception Modification (PSE-0005-2024)** – Building additions and parking modification to Highland Park Market at 307 Highland Street.
3. **DWRE EAST CENTER, LLC – Zone Change (ZC-0001-2024)** – Change of zone from RB to B-3 for two small portions of the site at 25 East Center Street and 443 & 463 Main Street.