

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY/AQUIFER PROTECTION AGENCY
FOR THE MEETING OF
JULY 15, 2024**

MEMBERS PRESENT:

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

ALTERNATE MEMBER SITTING:

In Person: Sara Van Buren

ALTERNATE PRESENT:

In Person: Zachary Schurin

LUZERN ASSOCIATES LLC

71 and 81 Commerce Road

Inland Wetland Permit (IWP-0008-2024)

Special Exception (PSE-0004-2024)

MOTION: Mr. Kennedy moved to continue the public hearing to August 19, 2024. Ms. Ike seconded the motion. Mr. Prause, Mr. Kennedy, Mr. Stebe, Ms. Ike, Mr. Schoeneberger, and Ms. Van Buren voted in favor of the motion. Mr. Farina voted against the motion. The motion passed six to one.

DWRE EAST CENTER, LLC

25 East Center Street and 443 & 463 Main Street

Zone Change (ZC-0001-2024)

MOTION: Mr. Kennedy moved to approve the change of zone from Residence B to Business III for the rear portions of the parcels at 25 East Center Street and 443 & 463 Main Street. Ms. Ike seconded the motion and all members voted in favor.

The reason for the approval is that the proposed zone change is consistent with the Plan of Conservation and Development's designation of this area as a "Center Infill Growth" area with opportunity for infill of underutilized land to develop a mixed-use, walkable center.

The zone change will be effective on August 5, 2024.

HIGHLAND PARK MARKET OF MANCHESTER RE LLC
307 Highland Street

Special Exception Modification (PSE-0005-2024)

MOTION: Mr. Kennedy moved to approve the special exception modification for building additions and parking modifications to Highland Park Market at 307 Highland Street. Mr. Schoeneberger seconded the motion and all members voted in favor.

The reason for the approval is that the proposed activity meets the special exception criteria in Article IV, Section 20.

TOWN OF MANCHESTER/BENESCH
1041 Main Street, 18 & 22 Maple Street, and 25 Eldridge Street

Erosion & Sedimentation Control Plan (ESC-0005-2024)

MOTION: Mr. Kennedy moved to certify the erosion and sedimentation control plan for demolition of the existing bank building and site preparation for construction of a new Manchester Public Library at 1041 Main Street, 18 & 22 Maple Street, and 25 Eldridge Street, with the modifications as specified in a staff memorandum from:

1. Megan Pilla, Principal Development Planner, dated July 15, 2024.

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

APPROVAL OF MINUTES

July 1, 2024 – Business Meeting/Aquifer Protection Agency Meeting

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

RECEIPT OF NEW APPLICATIONS

1. TOWN OF MANCHESTER/BENESCH – Erosion & Sedimentation Control Plan (ESC-0005-2024) – Demolition of the existing bank building and site preparation for construction of a new Manchester Public Library at 1041 Main Street, 18 & 22 Maple Street, and 25 Eldridge Street.