

**ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION/INLAND WETLANDS AND
WATERCOURSES AGENCY
FOR THE MEETING OF
AUGUST 19, 2024**

MEMBERS PRESENT:

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

ALTERNATE MEMBERS SITTING:

In Person: Maliha Ahsan
Zachary Schurin

LUZERN ASSOCIATES LLC

71 and 81 Commerce Road

Inland Wetland Permit (IWP-0008-2024)

MOTION: Mr. Kennedy moved to approve the inland wetlands permit for construction of a 140,000 sq. ft. distribution center/warehouse at 71 and 81 Commerce Road, with the modifications:

1. As specified in staff comments shown on marked-up plans by Ray Myette, Design Engineer, provided to the applicant on July 26, 2024;

and with the condition that the existing 18-inch CMP pipes that drain to the eastern detention basin and associated catch basin be inspected and cleaned and/or repaired as necessary prior to the start of construction.

With the reason for the approval that the proposed activity does not disturb the natural or indigenous character of the wetlands by significant impact or major effect.

Mr. Farina seconded the motion.

MOTION: Mr. Farina moved to amend the motion to change the reason for approval to, “The proposed activity does sufficiently mitigate the destruction of one manmade wetland with construction of a new and potentially better manmade wetland.” Mr. Kennedy seconded the motion to amend the motion, and all members voted in favor.

Mr. Kennedy, Mr. Stebe, Ms. Luna, Mr. Farina, Ms. Ahsan, and Mr. Schurin voted in favor of the amended motion. Mr. Prause voted against the motion. The amended motion passed six to one.

The reason for the approval is that the proposed activity does sufficiently mitigate the destruction of one manmade wetland with construction of a new and potentially better manmade wetland.

The approval is valid for 5 years. The work in the regulated area must be completed within one year of commencement.

Special Exception (PSE-0004-2024)

MOTION: Mr. Kennedy moved to approve the special exception for construction of a 140,000 sq. ft. distribution center/warehouse at 71 and 81 Commerce Road, with the modifications:

1. As specified in staff comments shown on marked-up plans by Ray Myette, Design Engineer, provided to the applicant on July 26, 2024;

and with the condition that the existing 18-inch CMP pipes that drain to the eastern detention basin and associated catch basin be inspected and cleaned and/or repaired as necessary prior to the start of construction.

Mr. Stebe 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.

Erosion & Sedimentation Control Plan (ESC-0004-2024)

MOTION: Mr. Kennedy moved to certify the erosion and sedimentation control plan for construction of a 140,000 sq. ft. distribution center/warehouse at 71 and 81 Commerce Road. Mr. Farina seconded the motion and all members voted in favor.

HILLIARD MILLS LLC
640 Hilliard Street

Flood Plain Permit (FLDP-0001-2024)

MOTION: Mr. Kennedy moved to approve the flood plain permit for the historical rehab of Hilliard Mills Building #6 at 640 Hilliard Street, with the modification:

1. That a note be added to the architectural sheets identifying the book and page number of the filing of the Certificate of Approval for the flood plain variances on the land records.

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

APPROVAL OF MINUTES

July 15, 2024 – Public Hearing/Business Meeting

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

MOTION: Mr. Farina moved to amend the motion to include the modification:
1. To add “of” after “Pelham” in the first sentence.

Mr. Stebe seconded the motion to amend the motion and all members voted in favor.

All members voted in favor of the amended motion.

RECEIPT OF NEW APPLICATIONS

1. **S.R. BLANCHARD INC. – Zoning Regulation Amendment (REG-0004-2024) – Zoning Regulation Amendment (REG-0004-2024)** – To amend Art. II, Sec. 4.02 to allow for the construction of two-family homes with a special exception in the Residence A zone.
2. **HILLIARD MILLS LLC – Flood Plain Permit (FLDP-0001-2024)** – Flood plain permit for the historical rehab of Hilliard Mills Building #6 at 640 Hilliard Street.
3. **APR MANCHESTER LLC – Zoning Regulation Amendment (REG-0005-2024)** – Text amendments to Form Based zone at Art. II, Sec. 26.01.02, 26.02.02, and 26.05.03.