

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
OCTOBER 20, 2008**

ROLL CALL:

Members Present: David Wichman, Chairman
Eugene Sierakowski, Vice Chairman
Joseph Diminico, Secretary

Alternates: Eric Prause (sitting)

Absent: Salvatore Mancini
Kevin Dougan
William Cherry

Also Present: Mark Pellegrini, Director of Neighborhood
Services and Economic Development
Renata Bertotti, Senior Planner
Ginger MacHattie, Recording Secretary

Time Convened: 9:23 P.M.

NEW BUSINESS:

COMMUNITY BAPTIST CHURCH – 585 East Center Street – construction of a one-way service drive and entrance pad to allow handicapped accessibility to building – Special Exception (C-220)

Special Exception (C-220)

MOTION: Mr. Diminico moved to approve the special exception with modifications contained in staff memoranda from Nick Francione to Renata Bertotti, dated October 8, 2008; Renata Bertotti to Alan F. Lamson – items 1, 2, 3, and 5, dated October 9, 2008; and Bernard Kalansuriya to Renata Bertotti, dated October 14, 2008. Mr. Sierakowski seconded the motion and all members voted in favor.

TOWN OF MANCHESTER PUBLIC WORKS DEPT. – St. John Street, Deepwood Drive, 346 Middle Turnpike West, 61 Ridgewood Street and 368 Broad Street – abandon sanitary sewer pump station and install new gravity sanitary sewer – Inland Wetlands Permit – Determination of Significance (T-480)

Jeff LaMalva, Assistant Town Engineer, explained that this project consists of the area bounded by Devon Drive, Deepwood Drive, St. John Street and Ridgewood Street. The existing pump station is situated between the rear of two properties. It is 70 years old and in desperate need of repair. The Water and Sewer Department is out maintaining this pump station frequently. The proposed project consists of installing a new sanitary sewer to serve the entire neighborhood, picking it up via gravity and bringing it out St. John Street across rear of the St. James Cemetery property, crossing Bigelow Brook right behind the Parkade, and connecting to an existing 21-inch sewer interceptor located at the rear of the property at 346 Middle Turnpike West.

Derrick Gregor, Design Engineer, explained that this is a two-phase project. Phase one involves abandonment of the Ridgewood Street pump station, currently located at 61 Ridgewood Street. The pump station will be removed and the existing sewer will be abandoned in place by filling with lightweight flowable fill. Tying into the 21-inch interceptor will require crossing the Bigelow Brook. The proposal is to cross the brook with minimal cover to encase the sewer in a concrete encasement, and to provide 12-inches of cover over the pipe and encasement. There will be no change in grades as part of this project. They propose to install erosion control matting and vegetation on the eastern embankment to the existing grade for less scour. On the western embankment of the brook, they propose installation of rip rap to stabilize that slope. Excavation will take place through a couple of small wetland areas. They will backfill with native material and install a native seed mix to restore the wetland vegetation. There is a small drainage channel flowing through the property which will be encased in concrete. There has been a history of scour and erosion at the outflow of St. John Street and they propose to install a new flared end and put in a rip rap apron. A gravel access road will be installed following the existing dirt path.

Phase two consists of abandonment of the siphon that comes off of Deepwood Drive. Currently, there is minimal flow with frequent clogging and it often requires maintenance. The flow goes under private buildings in the Parkade. The plan is to eliminate the pressurized siphon beneath the brook and eliminate Town flow going under private buildings. The challenge is crossing Bigelow Brook. The brook will be temporarily redirected in two stages using a sandbag diversion barrier. Erosion control measures include silt fence and pumps.

Mr. Gregor explained that alternatives have been explored, but upgrading the pump and station are not economically viable. Based on the topography, the 21-inch interceptor is the only way.

In response to a question from Mr. Sierakowski, Mr. Gregor explained that the only impact on the wetlands is the crossing of Bigelow Brook. The grades will be put back to existing grades and the embankments will be stabilized.

In response to a question from Mr. Prause, Mr. Gregor explained that the access drive will be a 12' wide gravel road, following the path that is already there.

Mr. Pellegrini stated that Mr. Bordeaux reviewed the plans and believes the erosion and sediment control measures are sufficient. No long term environmental concerns are anticipated. Staff recommendation is that there will be no significant impact on the wetland area.

Inland Wetlands Permit – Determination of Significance (T-480)

MOTION: Mr. Sierakowski moved that the proposed activities would not cause a significant impact to the wetlands and will not require a public hearing. Mr. Prause seconded the motion and all members voted in favor.

ADMINISTRATIVE REPORTS:

Residential uses in business zones

Mr. Sierakowski stated that he asked that this item be put on the agenda. He said in the business zones, residences are permitted as of right. At one time it was common to put residential units above a business but that is generally not the way it is done today, he said. The only exception in

the area is Blue Back Square. There was a plan to put apartments above self storage on Broad Street, but that project never proceeded. There was recently a supportive housing which was housing above offices in a business zone. Mr. Sierakowski said this made him think about the residential pattern in Town. There is a high percentage of multi-family to single family in Manchester. He has read about perceptions of the community based on the percentages of multi-family housing. Mr. Sierakowski stated that the Town never looked at housing issues as a whole. Mr. Sierakowski proposed a moratorium on multi-family housing to allow the Commission to step back and look at the entire picture. Given the economic climate, the moratorium wouldn't have a large impact, he said. The Commission could look at the Town's image and perceptions, impact on the schools, and the like relative to its owner to rental housing ratio.

Mr. Prause suggested another avenue was the Plan of Conservation and Development. When the next revision is done, the demographics should be taken into consideration and a ten-year plan created. He said he thought this was a more appropriate way to do this. PRD zoning attracts a lot of people and Manchester needs to be competitive. It needs to make sure it is continuing to build new construction. If we close the door to a developer, we may lose the next big development.

Mr. Sierakowski would like to look at this, hold a public hearing then meet with the Board of Directors and the Economic Development Commission.

Mr. Diminico agrees that this is what the Plan of Conservation and Development is about and has concerns about a moratorium. To halt the wheels of commerce with a moratorium is very bold. He is not opposed to looking at the business zones and their uses.

Mr. Pellegrini explained that a moratorium has to be specific and limited. It needs to have a specific purpose. He will look further into the possibility of a moratorium. He informed the Commission and the public that each time the Plan of Conservation and Development is updated, housing is looked at.

APPROVAL OF MINUTES:

August 4, 2008 – Public Hearing/Business Meeting

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

September 15, 2008 – Public Hearing/Business Meeting

MOTION: Mr. Sierakowski moved to table. Mr. Diminico seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS:

WAL-MART REAL ESTATE BUSINESS TRUST – Zoning Regulation Amendments at Article II Section 8.03.24 and Table II 9-1 – CUD Zone (W-137) – request to amend zoning regulations to allow gasoline service stations as a permitted use in the CUD zone.

KONOVER ACQUISITIONS, LLC – 184 and 188 Spencer Street – Zoning District Change from RR to GB (K-66) – request to change existing RR zoning at 184 and 188 Spencer Street to GB.

The chairman closed the business meeting at 10:18 p.m.

I certify these minutes were adopted on the following date:

November 3, 2008
Date

David Wichman, Chairman

NOTICE: THE CASSETTE TAPE RECORDING OF THE BUSINESS MEETING CAN BE HEARD IN THE PLANNING DEPARTMENT.

OFFICIAL TAPE NO. 1001, 1002, 1003