

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
NOVEMBER 3, 2008**

ROLL CALL:

Members Present: David Wichman, Chairman
Eugene Sierakowski, Vice Chairman
Joseph Diminico, Secretary
Kevin Dougan
Salvatore Mancini

Alternates: Eric Prause

Absent: William Cherry

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

Time Convened: 8:37 P.M.

OLD BUSINESS:

Minutes of September 15, 2008 – Public Hearing/Business Meeting

MOTION: Mr. Sierakowski moved to approve the minutes as submitted. Mr. Diminico seconded the motion and all members voted in favor, except Mr. Wichman, who abstained.

NEW BUSINESS:

EVERGREEN CROSSING, LLC – 325 New State Road – PRD Zone Change and Preliminary Plan of Development (E-45)

PRD Zone Change and Preliminary Plan of Development (E-45)

MOTION: Mr. Sierakowski moved to deny the requested zone change from Industrial to PRD and the preliminary plan of development finding it inconsistent with the Plan of Conservation and Development's Proposed Land Use Map, and because the density is not in keeping with the Plan's strategic direction to limit the growth of multi-family and to encourage owner-occupancy. Mr. Dougan seconded the motion. Mr. Diminico moved to amend the motion to deny without prejudice. There was no second and the motion to amend failed. Members Wichman, Sierakowski, Dougan, and Mancini voted in favor of the denial, member Diminico voted against it. The motion carried 4 to 1.

PROPOSED SETTLEMENT AGREEMENT: CAPSTONE BUILDERS, INC. VS. MANCHESTER PLANNING AND ZONING COMMISSION – the Commission will consider whether to enter into a settlement agreement to resolve the appeal of the Planning and Zoning Commission’s denial of the special exception request by the Manchester Congregation of Jehovah’s Witnesses to construct a place of worship at 214 and 230 New Bolton Road.

Mr. Dougan recused himself from this application, Mr. Prause sat in his place.

MOTION: Mr. Diminico moved to deny the proposed settlement agreement. Mr. Sierakowski seconded the motion. Members Diminico and Sierakowski voted in favor of denial, members Wichman, Mancini, and Prause voted against. The motion to deny failed.

MOTION: Mr. Prause moved to approve the proposed settlement agreement. Mr. Mancini seconded the motion and members Wichman, Mancini, and Prause voted in favor of approval, members Diminico and Sierakowski voted against. The motion carried 3 to 2.

The Commission took a brief recess at 9:17 p.m. and returned at 9:23 p.m.

TOWN OF MANCHESTER PUBLIC WORKS DEPT. – St. John Street, Deepwood Drive, 346 Middle Turnpike West, 61 Ridgewood Street and 368 Broad Street – Inland Wetlands Permit (T-480); Erosion Control Plan (T-481); Flood Plain Permit (T-482)

Jeff LaMalva, Assistant Town Engineer, explained that the Town of Manchester is looking to eliminate a waste water pump station currently located behind residences on St. John Street and Ridgewood Street. It is at least 70 years old and in desperate need of repair. Due to the extensive repair needed, it is proposed that the Town abandon the pump station in place and instead use a sanitary sewer by gravity to be installed behind St. James Cemetery and along the Bigelow Brook.

Derrick Gregor, Design Engineer, gave a brief overview of the project. The existing pump station is located at the rear of 61 Ridgewood Street. The Town is looking to eliminate this pump station due to equipment failures and frequent backups. It would instead install a new sewer line what would require one small wetland crossing and some work in the wetland areas associated with the brook. Mr. Gregor explained that the disturbance in the area of the Bigelow Brook would be a temporary disturbance. Sand bags would be used to temporarily redirect the flow of the brook to one side of the channel at a time and everything would be restored to the original elevations after the project is completed. Impacts to wetlands will be temporary.

In response to a question from Mr. Sierakowski, Mr. Gregor explained that the amount of flow going into Bigelow Brook will remain the same; the location of incoming flow is the only change.

Ms. Bertotti stated that there are no outstanding staff comments; all previous comments have been addressed to Town staff’s satisfaction.

Inland Wetlands Permit (T-480)

MOTION: Mr. Sierakowski moved to approve the inland wetlands permit for a five-year term with all work to be completed within 18 months from the start of

construction, because the proposed activity will not have a significant impact on the wetlands and the existing situation regarding the erosion will be improved. Mr. Dougan seconded the motion and all members voted in favor.

Erosion Control Plan (T-481)

MOTION: Mr. Sierakowski moved to approve the erosion control plan. Mr. Dougan seconded the motion and all members voted in favor.

Flood Plain Permit (T-482)

MOTION: Mr. Sierakowski moved to approve the flood plain permit. Mr. Dougan seconded the motion and all members voted in favor.

ADMINISTRATIVE REPORTS:

Residential Uses in Business Zones

Mr. Sierakowski explained that he would like to take a time-out from any new multi-family development for approximately six months. He would like to hold workshops, look at where we are today, look at the percentages of multi-family vs. single family, and let the Commission sit back and review where Manchester is at this point.

Mr. Prause said he thinks the Commission needs to look at the overall plan. He is concerned about the amount of PRD zones, especially in one part of Town. Each development has a traffic study that says there is no traffic impact, not even a blip. But cumulatively there is an impact on traffic. Mr. Prause thought a moratorium may be going too far. It is difficult to attract young professionals to Manchester and he wants to make sure opportunities to do so are not lost. Manchester has good apartment stock and he wants to make sure that people who choose to live in apartments have good options available.

Mr. Dougan has lived in Manchester since 1960 and has seen the Town grow considerably. What is striking to him is the number of multi-family housing options. He would consider supporting a moratorium but would like to see a draft. Mr. Dougan thinks it is a good idea to revisit the way Manchester is growing its residential housing. Commission members need to be honest with themselves and the Town and look at this. The north end of Manchester is a mess.

Mr. Mancini thinks the Commission needs to look at balance and make sure it is sticking with its plans. He would support a moratorium; this is a good thing to look at.

Mr. Diminico thinks a moratorium will halt the wheels of development and asked if this will be a quasi way to amend the Plan of Development. He thinks a moratorium will exacerbate the economic trouble already being experienced. Mr. Diminico suggested taking one item at a time and discussing it rather than a moratorium, which is a complete stand-still.

Mr. Prause feels it may be dubious to make an arbitrary rule. There is a big push by the Board of Directors to develop the Parkade and recently multi-family use was discussed for that property. There are vacant and blighted properties that can be developed and a moratorium would stop that possibility.

Mr. Wichman thinks a moratorium is excessive. He had heard three members in favor, and two

regular members and one alternate member opposed.

Mr. Sierakowski asked Town staff to proceed with drafting of a moratorium.

Mr. Pellegrini explained that in drafting a moratorium, Town staff would have to be specific in what the moratorium would apply to. He will draft up a moratorium based on what he heard and the PZC can review the draft. Mr. Pellegrini will be able to provide a draft for the December 8 meeting. Once a draft is complete, it needs to be sent to CRCOG for review. Mr. Pellegrini does not expect to hold a hearing on a moratorium until the second meeting in January.

Fee in Lieu of Open space

Ms. Bertotti reminded Commission members that she provided draft language to them on August 4 for review. The Conservation Commission is in support of the proposed language. She would like feedback from the Commission before the next meeting. Ms. Bertotti will put this item on the next agenda.

Oakland Study Feedback Report

Mr. Pellegrini explained that Gary Anderson provided Commission members with a summary of the Oakland Study and the Planning Department is looking for some guidance as to whether any changes should be made in the Commercial Zoning on Oakland Street.

Mr. Wichman does not think any action should be taken.

Mr. Sierakowski stated that there are comments both for and against changes in the report of the neighborhood meeting. There are open parcels of land in the area and Mr. Sierakowski thinks it is worth the Commission members sitting down and looking at the maps. He suggested possibly having a workshop on this specific topic

Mr. Dougan attended the neighborhood meeting and got the feeling that the majority felt the zoning should be left alone. The loudest minority was supporting a business owner that wanted to get a liquor license. He agrees to a workshop on this issue.

Mr. Pellegrini would like to have a workshop with the Planning and Zoning Commission on its work program priorities. There are a number of studies, initiatives, and amendments that need to be undertaken next year. He suggested holding a workshop sometime in December.

Mr. Prause thought the feeling of the Oakland Street study was that the people in the area like the zoning the way it is.

ADOPTION OF MINUTES:

October 20, 2008 – Public Hearing/Business Meeting

MOTION: Mr. Sierakowski moved to approve the minutes with the correction that wording be placed in the minutes stating the Chairman's request for comments from those in favor of the application and Mr. Brown's comments be placed before Ms. Bertotti's. Mr. Dougan seconded the motion and all members voted in favor.

ADOPTION OF 2009 MEETING SCHEDULE:

MOTION: Mr. Sierakowski moved to adopt the 2009 Planning and Zoning Commission Meeting Schedule. Mr. Mancini seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS:

GRIFFIN LAND – 61 Chapel Road – Inland Wetlands Permit (G-150); Erosion Control Plan (G-151) – soil relocation at former Filene’s Distribution Center to meet CT DEP requirements.

WILLIAM POE, JR. – 156 Union Street – Special Exception (P-181); Erosion Control Plan (P-182) – request for a rear lot under Article III Section 6.01 for the construction of a single-family home.

DYE HOUSE ASSOCIATES, LLC c/o KONOVER PROPERTIES – 190 Pine Street – Site Plan – Historic Zone (D-131); Erosion Control Plan (D-132) – conversion to dye house mill building to 57 residential apartments.

CIL REALTY INCORPORATED – 8 Linwood Drive – Miscellaneous Approval (C-221) – request for a DDS licensed home within 1000 feet from a DCF facility.

The chairman closed the business meeting at 10:42 p.m.

I certify these minutes were adopted on the following date:

December 8, 2008
Date

Eugene Sierakowski, Chairman

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

OFFICIAL TAPE NO. 1004, 1005, 1006