

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
AUGUST 12, 2009**

ROLL CALL:

Members Present: Eugene Sierakowski, Chairman
Joseph Diminico, Vice Chairman
Kevin Dougan, Secretary
Salvatore Mancini
Andy Kidd

Alternates: Eric Prause (sitting for F-147 & F-148)

Absent: Matthew Galligan

Also Present: Renata Bertotti, Senior Planner
Matthew Bordeaux, Environmental
Planner/Wetlands Agent
Gary Anderson, Senior Planner
Ginger MacHattie, Recording Secretary

Time Convened: 8:38 P.M.

OLD BUSINESS:

53-71 SPENCER STREET, LLC – 53-57 & 71 Spencer Street – Construction of three self-storage buildings – Special Exception Modification (F-147); Erosion Control Plan (F-148)

Mr. Russell Johnston, a professional engineer representing the applicant, displayed an artist's rendering as presented at the last meeting and then displayed an artist's rendering showing a revised elevation, which included an architectural feature in the middle of the building and the green color choice.

Mr. Kidd expressed his appreciation of the applicant's efforts and said the changes are fine.

In response to a question from Mr. Prause, Mr. Johnston said the proposed height in the middle of the building is 18 or 19 feet, slightly smaller than the building ends. This is an architectural feature the applicant likes.

Mr. Mancini said the proposed building looks much better than the one previously shown.

Ms. Bertotti said that all outstanding staff comments have been remedied.

Special Exception Modification (F-147)

MOTION: Mr. Kidd moved to approve the special exception modification because it meets the requirements. Mr. Mancini seconded the motion and all members voted in favor.

Erosion Control Plan (F-148)

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

NEW BUSINESS:

KENT ELLIOTT – 110 Utopia Road – change of use to place of worship in Industrial zone – Special Exception (E-48)

Special Exception (E-48)

MOTION: Mr. Dougan moved to approve the special exception because the proposal met the special exception requirements for places of worship. Mr. Diminico seconded the motion and all members voted in favor.

EIGHTH UTILITIES DISTRICT – 560 North Main Street – replacement of sanitary sewer pumps and associated site improvements – Inland Wetlands Permit/Determination of Significance (E-49)

Mr. Russell Johnston, a professional engineer, spoke on behalf of the applicant and explained that the existing sanitary pump station currently has a chain link fence surrounding the existing station and paved area. He said the system was built in the early 1980s and has reached the end of its useful life. The applicant plans to replace the generator with a new propane generator and install a new propane tank. It is also proposed to remove and reset the chain link fence, shifting the gate over approximately six feet. He said the deteriorated pavement will be removed and replaced. Mr. Johnston said there will be approximately 0.2 acres of disturbance. Erosion control consists of hay bales along the downward side and an anti-tracking mat. Mr. Johnston said his applicant is aware of one staff comment asking for a screening row of evergreens, but the District would like the area's visibility left open for safety purposes.

Mr. Diminico said the screening does not have to be tall and suggested something about 3 or 4 feet tall for effect.

Mr. Johnston agreed that three or four small shrubs would be acceptable.

Mr. Diminico requested evergreens, approximately three to four feet in height, to be planted in the area near the gate; four on the west side and one on the east.

Inland Wetlands Permit/Determination of Significance (E-49)

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

MOTION: Mr. Diminico moved to approve the inland wetland permit with the modification that five evergreen shrubs be planted as discussed. The inland wetland permit was granted for a period of five years, with two years to complete the project from the start of construction. Mr. Dougan seconded the motion and all members voted in favor.

HILLSTOWN ENTERPRISES, LLC – 871 Hillstown Road – wetlands restoration and closure of pig feed lot consisting of clearing, regrading, capping and planting vegetative cover – Inland Wetlands Permit/Determination of Significance (H-195); Erosion Control Plan (H-196)

Professional Engineer Brandon Hanfield, spoke on behalf of the applicant. He explained that 871 Hillstown Road has 86 acres located in Manchester and 2 acres located in Glastonbury. He said in the past the land has been used for agricultural purposes, including a pig feed lot. Waste

was collected from area restaurants and used to feed the pigs. The land has been classified by the DEP as having unpermitted solid waste disposal. Mr. Hanfield presented a grading plan required by the Department of Environmental Protection. He said the area is to be capped with low permeability soil and six inches of top soil, then grass and there is already vegetative cover in the area. The proposed grading will be minimal. Superficial debris such as glass bottles, tin cans, and larger tin drums will be removed from the wetlands and put in the disposal area, he said. Erosion Control Plans include the use of silt fence backed up with hay bales, a swale, and stockpiles. Mr. Hanfield explained that the applicant is required to undertake this process by the Department of Environmental Protection and there are no alternatives. The main goal is to remove the debris and allow the wetlands to reestablish themselves.

In response to a question from Mr. Diminico, Mr. Hanfield said that approximately 32,000 square feet of material will be relocated. The material will not be removed from site because it is basically inert.

In response to a question from Mr. Sierakowski, Mr. Hanfield explained that because of the site disturbance associated with trucking the material off site it is best not to remove the material from the site.

Mr. Bordeaux reported that all staff comments have been addressed and he is satisfied with the plans.

Mr. Kidd asked if the material could be located outside of the upland review area. Mr. Hanfield responded that the debris will be relocated to the highest points with the least amounts of existing cover to minimize the required grading.

Inland Wetlands Permit/Determination of Significance (H-195)

MOTION: Mr. Diminico moved that the proposed activity would not cause a significant impact to the wetlands and will not require a public hearing. Mr. Dougan seconded and all members voted in favor.

MOTION: Mr. Dougan moved to approve the inland wetland permit. The inland wetland permit was granted for a period of five years with two years to complete the project from the start of construction. Mr. Diminico seconded the motion and all members voted in favor.

Erosion Control Plan (H-196)

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

The Planning and Zoning Commission took a brief recess at 9:23 p.m. and returned at 9:30 p.m.

BROAD STREET REDEVELOPMENT PLAN – determination of consistency with the Plan of Conservation and Development

Mr. Robert Schneider, Co-Chair of the Redevelopment Agency, explained the Board of Directors expanded the size and scope of the Redevelopment Agency in November 2008. One of the charges given to the Agency was to develop a plan for the Broad Street area, from Middle Turnpike to Center Street. State Statutes require the Planning and Zoning Commission review the plan to be sure it is consistent with the Plan of Conservation and Development.

Mr. Michael Darby, Redevelopment Agency Member, explained the Agency is looking for a written opinion from the Planning and Zoning Commission stating the plan is consistent with the Town's Plan of Conservation and Development. He reviewed the plan, beginning with the vision.

Mr. Darby said the vision for the Broad Street area includes mixed uses, creating a "live-work-play" environment. It will primarily serve the neighborhood and community, be developed with green/sustainable neighborhood design and building techniques, and contain public spaces that tie the area and individual properties together. Mr. Darby reviewed slides of architectural renderings and pointed out Broad Street and Bigelow Brook. He described the Agency's plan to create a greenway adjacent to the Brook. The Agency informally surveyed young professionals and found they desire inexpensive housing and easy access to recreational facilities and entertainment. He noted Center Springs Park is an underutilized facility and described the plan to link the Broad Street area and the park.

Mr. Gerald Cope, Redevelopment Agency Member, reviewed the Plan's implementation, consisting of three options. Option 1, which is the Agency's first choice, will incentivize private development through the drafting of zoning regulations that allow and encourage mixed use, working with property owners, conducting environmental assessments, and offering financial incentives. Option 2 is a public/private partnership, which could include general obligation bonds, revenue bonds, or tax increment financing, among other options. Option 3 is site control, where the Town would purchase the property and package it for a developer. Before any purchase is made, the Agency would follow due diligence practices, including title searches and subsurface geological investigations. It would determine the fair market value of the property and negotiate with the property owner. Eminent Domain is also an option, though it would only be used as a last resort.

Mr. Anderson explained this is before the Planning and Zoning Commission because State Statutes require the Redevelopment Agency get an opinion on whether or not this plan is consistent with the Town's Plan of Conservation and Development. He reviewed in detail a memorandum from Mr. Pellegrini to the Commission members, dated August 4, 2009, which indicates Town staff finds the plan consistent with the most recently updated Plan.

Mr. Sierakowski asked if the language concerning density could be changed to indicate the Redevelopment Agency's Plan is consistent with the Town's Plan of Conservation and Development. Mr. Schneider said the Agency could consider this request.

Mr. Darby added he could not think of any unintended consequences of this change.

Mr. Sierakowski commended the Redevelopment Agency members on the tremendous amount of work they have done.

Determination of Consistency with the Plan of Conservation and Development

MOTION: Mr. Mancini moved to find that the Broad Street Redevelopment Plan is consistent with the overall Plan of Conservation and Development, with the recommendation that language be added to the housing section of the Redevelopment Plan to ensure the proposed mixed of renter and owner-occupied housing be consistent with the objectives outlined in the Plan of Conservation and Development. Mr. Kidd seconded the motion and all members voted in favor.

MANDATORY REFERRAL – Extension of Charter Oak Greenway, Gardner Street to Wyllys Street (MR-09-01)

Mr. Jeff LaMalva, Assistant Town Engineer, stated that the proposed extension is approximately 4,600 linear feet, from the Gardner Street overpass to Wyllys Street and is the next segment in a master plan envisioned 30 years ago. The Greenway is to start at the riverfront in Hartford and continue into Bolton as part of the Plan of Conservation and Development.

Mr. LaMalva explained that when this plan was originally designed, it had a different alignment. A public information meeting was held in May 2007 and there were some concerns expressed about how close the Greenway was to some properties, especially the Beechwood Condominiums. At another public information meeting held in December 2008, the public was supportive of the new alignment of the project. The trail is mostly on the Department of Transportation's property, with one easement needed from CL&P. One mile of trail will be constructed through some steep topography. There will be no impact to the wetlands. All disturbances are within the 100' buffer. Mr. LaMalva said the final design is now being reviewed by the DOT and work is being planned for spring 2010.

Mr. Derrick Gregor, Town Design Engineer, described the 10-foot wide paved bike path, which will continue along Birch Mountain Brook. A bridge of timber decking will be built high and wide enough to span the wetland area. After crossing the bridge, a pull-off/scenic area will be constructed then another bridge crossing after it. This will also span both the wetland and the flood plain. Once over the bridge, the trail will head back uphill. About halfway up the slope, there will be a platform rest area. The trail will continue eastward. Selective clearing will be needed on the south side of Highland Street. There will be selective landscaping throughout the project including some wildflower mix to add color. Chain link and split rail fence will be used for protection. Drainage will consist mostly of grass swales of a few structures and piping. Mr. Gregor pointed out the access points on the map. The maximum slopes will be 2:1 with grass seed mix suitable for slope stabilization.

Ms. Bertotti explained that this is a mandatory referral and is consistent with the Plan of Conservation and Development. Town staff recommends a favorable recommendation.

Mr. Bordeaux stated that his comments have been satisfactorily addressed and noted his two requests for modifications.

Extension of Charter Oak Greenway, Gardner Street to Wyllys Street (MR 09-01)

MOTION: Mr. Dougan moved to make a favorable recommendation to the Board of Directors on the proposed Greenway extension. Mr. Mancini seconded the motion and all members voted in favor.

TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT – Gardner Street to Wyllys Street – Construction of approximately 4,600 feet of multi-use trail – Inland Wetlands Permit/Determination of Significance (T-491); Inland Wetlands Permit (T-491); Erosion Control Plan (T-492); Flood Plain Permit (T-493)

Inland Wetlands Permit/Determination of Significance (T-491)

MOTION: Mr. Dougan moved that the proposed activity would not cause a significant impact to the wetlands and will not require a public hearing. Mr. Mancini seconded and all members voted in favor.

MOTION: Mr. Dougan moved to approve the inland wetland permit with modifications in the staff memoranda from Renata Bertotti, dated July 23, 2009. The inland wetland permit was granted for a period of five years with two years to complete the project from the start of construction. Mr. Kidd seconded the motion and all members voted in favor.

Erosion Control Plan (T-492)

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

Flood Plain Permit (T-493)

MOTION: Mr. Dougan moved to approve the flood plain permit with modifications in staff memoranda from Matthew R. Bordeaux to Renata Bertotti, dated August 3, 2009. Mr. Kidd seconded the motion and all members voted in favor.

MOTION: Mr. Mancini moved to suspend the rules and go beyond eleven o'clock. Mr. Diminico seconded the motion and all members voted in favor.

APPROVAL OF MINUTES:

April 20, 2009 – Public Hearing/Business Meeting

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

May 18, 2009 – Public Hearing/Business Meeting

MOTION: Mr. Mancini moved to approve the minutes as written. Mr. Kidd seconded the motion and members Sierakowski, Dougan, Mancini and Kidd voted in favor. Member Diminico abstained.

RECEIPT OF NEW APPLICATIONS:

TOWN OF MANCHESTER WATER AND SEWER DEPARTMENT – Inland Wetlands Permit (T-496) – 192 Charter Oak Street: Replace existing 400-gallon propane tank with 1,000 gallon propane tank in the same location.

The chairman closed the business meeting at 11:01 p.m.

I certify these minutes were adopted on the following date:

October 20, 2009
Date

Eugene Sierakowski, Chairman

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

OFFICIAL TAPE NO. 1049, 1050