

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
FEBRUARY 18, 2009**

ROLL CALL:

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

Alternates: Eric Prause
Matthew Galligan
Adam Gootkin (sitting)

Absent: Salvatore Mancini

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

Time Convened: 10:05 P.M.

OLD BUSINESS:

SIDEWALK AND CURB PLAN 2009-2014 – Proposed amendments to the Town Sidewalk and Curb Plan

MOTION: Mr. Kidd moved to approve the sidewalk and curb plan with the addition that the staff will provide a draft of the proposed plan amendments to identify the State roads at a future date. Mr. Diminico seconded the motion and all members voted in favor.

NEW BUSINESS:

EVERGREEN CROSSING, LLC – 325 New State Road – PRD Zone Change and Preliminary Plan of Development (E-46)

Mr. Sierakowski suggested the first issue to discuss was whether to take the land out of the industrial zone and change it to PRD.

Mr. Diminico said he didn't think it could be any clearer that PRD or multi-family use is the next best thing to leaving the property open space. A PRD would help protect the aquifer. He thinks to even consider preserving this property as industrial after it has been vacant for 64 years is wrong. Keeping the property industrial goes against the amended Plan of Conservation and Development if the land will continue to be used for agriculture purposes, which is not best in

terms of protecting the aquifer. Mr. Diminico suggested if the plan is approved, the Town should require monitored groundwater protection.

Mr. Dougan concurred with Mr. Diminico. When he first heard the proposal, he argued for keeping this property industrial. In hearing the testimony and considering the recent events in the economy, he would support the zoning change, he said.

Mr. Kidd concurs with his fellow Commission members regarding most of what was said. The only problem he has with the current plan is the density. Mr. Gootkin said he would support the zone change to PRD.

Mr. Sierakowski said based on the review and evidence, he doesn't feel this property should be developed as industrial and that residential is the appropriate zone change. He expressed some concerns about the density proposed by the applicant. He would prefer medium density in this location, and was concerned about setting a precedent for similar development in the area.

Mr. Pellegrini explained the PRD zone change will be approved at the same time as the plan of development. If the Commission grants the zone change, it is approving the application before it, not establishing a density range for the New State Road area. Policy regarding preferred densities is established through the Plan of Conservation and Development. If the Commission grants this zone change, it must state its reasons for departing from the Plan. The number of units proposed for the site can only be changed if the applicant goes through another public hearing process, because the zone district and plan of development are approved simultaneously.

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

MOTION: Mr. Diminico moved to approve the PRD zone change and the preliminary plan of development because the plan is consistent with economic element of the Plan of Conservation and Development and poses the least risk to the aquifer protection area with the conditions that it be a condominium project; that an integrated pest management and site monitoring plan be presented at the final plan and that the proposed conservation easement be provided on final plans; and with the modification that the proposed five-foot wide concrete sidewalk be shown across the proposed entrance drive on all plan sheets. Mr. Dougan seconded the motion and all members voted in favor.

DIANE CASALS – 136 Woodland Street – a three lot subdivision to construct a duplex residential house - Subdivision (C-222)

Raymond Nelson, Messier and Associates, explained the applicant was requesting a three lot subdivision. The property is currently zoned residential and has an existing two-family house and detached garage. The property is located on the corner of Woodland and Homestead Streets across from Woodland Gardens. The property is 0.53 acres and will be split into three lots: 0.11 acres, 0.13 acres, and 0.3 acres with the existing building. The applicant is proposing to construct a duplex with separate driveways that will be subdivided on the party wall. Each duplex would be between 1,200 and 1,500 square feet in floor area, two stories, have a one-car garage and a deck on the back. Major utilities are available on Woodland and a water main

exists on Homestead. Erosion and sediment control measures include stockpiles and silt fence. There are a number of existing trees on the property and the applicant will save the ones located in the southeast corner of the site. The applicant will plant two street trees as required. Traffic will not be impacted.

In response to a question from Mr. Diminico, Mr. Nelson answered that the dimensions of lot 2 include 50 feet of frontage, an average depth of 92' and will be 4,636 square feet in size. Lot 3 will have 50' of frontage, 95' average depth and be 5,599 square feet.

Ms. Bertotti stated that staff comments are minor and technical in nature.

MOTION: Mr. Dougan moved to approve the subdivision with modifications stated in memoranda from Nick Francione to Renata Bertotti, dated February 9, 2009; and from Russell Johnston to Renata Bertotti, dated February 12, 2009. Mr. Diminico seconded the motion and all members voted in favor.

MATTHEW WALSH – 432 Buckland Hills Drive – minor re-design of existing stone front – CUD Final Plan Modification (W-138)

Reza Hadaegh, Senior Project Manager for Savers, Inc., stated that the applicant would like to relocate the entrance doors on the existing building. There will be no changes to color or materials as a result of the removal of the doors. On the south façade, the applicant will also be relocating a door.

Ms. Bertotti stated that there are no outstanding staff comments.

MOTION: Mr. Diminico moved to approve the CUD final plan modification. Mr. Dougan seconded the motion and all members voted in favor.

ADMINISTRATIVE REPORTS:

It was noted that Commission members received a memorandum from staff regarding Rules of Procedure.

Mr. Sierakowski noted the meeting the following night in the Howroyd Room at Mary Cheney Library at 6:30 p.m. He confirmed a meeting on February 26 at 6:30 p.m. regarding the moratorium as well.

APPROVAL OF MINUTES:

January 21, 2009 – Special Workshop

MOTION: Mr. Dougan moved to approve with a modification. Mr. Diminico seconded the motion and all members voted in favor.

January 21, 2009 – Public Hearing/Business Meeting

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

RECEIPT OF NEW APPLICATIONS:

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Map Amendment (T-485) – revisions to the zoning map to add Aquifer Protection Area.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendments: Article II, Sections 10.01.05, 23.01.05 & 24.01.15 (T-486) – Deletes provision allowing residential units above the first story as the permitted use in Business I, II, and III zones.

WILLIAM POE, JR. – 156 Union Street – Subdivision (P-183) – 2-lot residential subdivision.

MATTHEW WALSH – 432 Buckland Hills Drive – CUD Final Plan Modification (W-138) – minor re-design of existing stone front.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Subdivision Regulation Amendments (T-487) – Add Section 4.19; revise Sections 8.01.01 and 8.01.03 and delete Section 8.01.02 (T-487) – regarding the bonding practices and temporary access provision.

The chairman closed the business meeting at 11:45 p.m.

I certify these minutes were adopted on the following date:

April 6, 2009
Date

Eugene Sierakowski, Chairman

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

OFFICIAL TAPE NO. 1019, 1020