

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
JULY 20, 2009**

ROLL CALL:

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

Alternates: Eric Prause (sitting)

Absent: Kevin Dougan, Secretary
Matthew Galligan

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

Time Convened: 7:49 P.M.

NEW BUSINESS:

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Revisions to the zoning regulations at Article II Section 15 to remove high rise apartments and amend regulation of residential uses and parking standards – Zone Regulation Amendments – Article II Section 15 (T-490)

Zone Regulation Amendments – Article II Section 15 (T-490)

MOTION: Mr. Diminico moved to approve the zoning regulation revisions with the revised wording dated July 20, 2009. Mr. Kidd seconded the motion and all members voted in favor.

MANCHESTER CONGREGATION OF JEHOVAH'S WITNESSES MANCHESTER, CONNECTICUT, INC. – 214 New Bolton Road – addition of a shed to the southwest corner of the property – Special Exception Modification (M-381)

Mr. David Koski represented the applicant, explaining the need for a 12' x 8' shed was for the storage of lawn and similar equipment. The proposed shed would be placed in the southwest corner of the property and would be 11.5' tall. He said the civil engineering firm of Gardner and Peterson plotted the location of the shed according to zoning regulation requirements. Mr. Koski displayed a picture of the shed, which will be vinyl sided and have 30-year shingle roof. He said siding will match the Kingdom Hall building.

In response to a series of questions from Mr. Diminico, Mr. Koski said the gable end will run north to south, facing New Bolton Road, but because it is so far from the street it will be inconspicuous. He said there will be double doors with one door on the side and a ramp for

entry. Mr. Koski said he would be willing to put additional plantings around the shed.

In response to questions from Mr. Prause, Mr. Koski said the ground elevation of the shed will be at 476'. He said he would be willing to do whatever needs to be done to be a good neighbor and wants to ensure the property looks nice. Mr. Prause said he would like the Commission to consider screening the shed with tall trees.

The Commission took a brief recess from 8:02 p.m. to 8:08 p.m., during which time Ms. Bertotti retrieved the original landscaping plan.

Ms. Bertotti described the original landscape plan in the area where the shed will be placed. Six bayberry trees will need to be removed from the southern border to locate the shed. On the southern border, spruce and cedar trees will be planted at 4' tall and to the west Norway spruce will be planted at 4' to 5' tall.

Mr. Diminico suggested requiring the spruce trees to be 5' to 6' tall at planting.

In response to some questions from Mr. Mancini, Mr. Koski said vacant lots currently about the property. The lot to the south is cleared and the lot to the west for the most part was not cleared at this time.

Special Exception Modification (M-381)

MOTION: Mr. Diminico moved to approve the special exception with the modification that the Norway and Colorado spruce trees planted along the southwest corner of the property be increased to five to six feet tall at the time of planting. Mr. Prause seconded the motion and all members voted in favor.

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, an engineer with Meehan and Goodin, represented the applicant, Storage America. He reviewed a plan of the site, pointing out the storage units, the office building, and fencing surrounding the entire site. There is a one-way entrance and one-way exit on site. He said the original development was done in 1999. In 2004 the applicant received a permit modification to convert one building into an office building for the complex.

Mr. Johnston explained the application wants to build three additional storage units: a two story climate controlled building parallel to Spencer Street; a one story building to the west side of the exit; and a one story building to the east side of the exit. A total of 121 storage units would be added if the three buildings were approved. No changes are proposed to curb cuts on Spencer Street, he said.

Erosion control for the 0.86 acres of disturbance consists of a temporary stone construction entrance and silt sack erosion controls. All grass surfaces will be at a 3 to 1 slope or flatter for easy mowing. He said storm water is managed through large sedimentation chambers that discharge to the back of the property, eventually leading to the wetlands behind the property.

Mr. Johnston distributed an artist's rendering of changes made to the color of the proposed buildings. The original plan included bright blue coloring and the new plan changes that to a muted green. He said the applicant is trying to simulate a retail appearance. The building parallel to the road will have a tower on either end. He said the building will have the

appearance of doors along the front of the building, but they will not be operational. The roof will be light grey and the doors will be green.

In response to a question from Mr. Kidd, Mr. Johnston explained that the fencing along Spencer Street is decorative and will remain. One segment needs to be extended and that will match the decorative fence. Along the sides, the fence will be chain link.

Mr. Kidd commented that the last thing he wants is the appearance of a strip mall and the front building takes up quite a bit of street frontage. He asked if the Commission has any input on the appearance of the building. Ms. Bertotti explained that this application is for a special exception modification and as part of the review, the Commission can consider materials, colors, neighborhood compatibility, and design. Mr. Kidd commented that the neighborhood standards are fairly low, but he would like to raise the bar and strive for something more aesthetically pleasing.

In response to a question from Mr. Prause, Mr. Johnston said the color shown on the artist's rendering is the hunter/Kelly green. Mr. Prause asked if the placement of one of the buildings will affect traffic flow. Mr. Johnston explained that when the front building became an office building in 2000, the traffic flow changed to one way in and out. He said there is plenty of room to park in front of the unit and still allow ample room to drive by.

In response to a question from Mr. Mancini, Mr. Johnston explained there is primarily lawn between the front building and the sidewalk with one tree there now. He is proposing pear trees along the front of the building and low bush junipers in front of the sidewalk, for a total of 6 or 7 new trees and about a dozen junipers.

In response to Mr. Pellegrini's question, Mr. Johnston said the building is 14' in height. Mr. Pellegrini thought the canopy of taller trees may grow above the building and not buffer the facade.

In response to a question from Mr. Diminico, Mr. Barry Lieberman, owner of the facility, explained that the painted panels are flush to the façade but the posts have some depth. He said trees and plantings will break up the long line of the building on the street. There are architectural elements at both ends of the building.

Mr. Johnston added that the decorative fence has a 2' x 2' brick post every 12' along the frontage in addition to the wrought iron fence.

Mr. Pellegrini asked if there had been any thought given to using green as an accent color. He said there are apartments across the street and not everyone is driving by. Mr. Kidd commented that this is not what he would like to see at this location. This is a brand new opportunity and he hopes the applicant would construct something that would help revitalize the area. Mr. Lieberman commented that this building is better than what people are seeing now. Mr. Kidd said he doesn't disagree with that sentiment but thinks there is room for improvement. He said he likes the towers on the end, but is looking for some additional characteristics. Mr. Sierakowski suggested some sort of faux top along the center of the building. Mr. Peter Erdell, Owner, suggested incorporating the center detail from the office building into the look of the new building. There was a consensus among Commission members that adding this pediment feature to the center of the roofline would be acceptable.

Mr. Prause said that the height of the towers is a concern. In response to a question from Mr. Sierakowski, Mr. Johnston said the building is 14' in height at the center and the towers are 20' in height. Mr. Pellegrini commented that if the height of the towers were to be reduced, the building might appear longer.

Mr. Sierakowski suggested tabling this item so the applicant could bring revised plans back for review. Ms. Bertotti said the applicant would need to agree to an extension.

In response to a comment by Mr. Erdell, Mr. Pellegrini summarized the comments made by the Commission. The Commission would like to see a change in architecture between the two end towers, adding a pediment or two to break up the architectural features. It can be an eye dormer or something else to give the building some articulation. The Commission would like the size of the columns increased to allow for more shadow on the building.

Mr. Lieberman showed Commission members a sketch of suggested changes and Mr. Sierakowski said that it captured the essence of what was discussed. Mr. Erdell consented to an extension to August 12, 2009.

Special Exception Modification (F-147); Erosion Control Plan (F-148)

MOTION: The special exception modification and erosion control plan were tabled by consensus. The applicant consented to an extension until the Commission's next regularly scheduled meeting on August 12, 2009.

ADMINISTRATIVE REPORTS:

Report on Changes to Approved Plans for Church of the Living God

Ms. Bertotti reminded Commission members that in 2008 it approved parking and site improvements to the portion of the site located in Manchester. After the plan was approved, the applicant needed to obtain a State Traffic Permit. During review for that permit, there was some concern about the island with a light post in the middle of the driveway. The Department of Transportation was concerned a driver would misinterpret the island as a median and recommended the removal of that lane. She said there would no longer be a right hand turn lane and showed the change on "Map 2." Manchester's Traffic Engineer felt the change would not affect operation.

APPROVAL OF MINUTES:

April 6, 2009 – Public Hearing/Business Meeting

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

May 4, 2009 – Public Hearing/Business Meeting

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

July 6, 2009 – Public Hearing/Business Meeting

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

RECEIPT OF NEW APPLICATIONS:

MANCHESTER CONGREGATION OF JEHOVAH'S WITNESSES MANCHESTER, CONNECTICUT, INC. – 214 New Bolton Road – Special Exception Modification (M-381) – addition of a shed to the southwest corner of the property.

HILLIARD MILLS, LLC – 642 Hilliard Street – Flood Plain Permit (H-197) – completion of environmental remediation at 642 Hilliard Street.

LAWRENCE R. YURDIN – 232V Bush Hill Road – Inland Wetlands Permit (D117); Resubdivision (D-118); Erosion Control Plan (D-119) – *Request for Extensions*

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Subdivision Regulation Amendments (T-495) – Comprehensive update to Subdivision regulations.

The chairman closed the business meeting at 9:24 p.m.

I certify these minutes were adopted on the following date:

September 21, 2009
Date

Eugene Sierakowski, Chairman

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

OFFICIAL TAPE NO. 1046, 1047