

**MINUTES OF BUSINESS MEETING  
HELD BY THE PLANNING AND ZONING COMMISSION  
MARCH 16, 2009**

**ROLL CALL:**

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

Alternates: Eric Prause (sitting)

Absent: Salvatore Mancini  
Matthew Galligan  
Adam Goodkin

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

Time Convened: 8:27 P.M.

**NEW BUSINESS:**

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Subdivision  
Regulation Amendments (T-487)

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

FUSS & O'NEILL, INC. – 160 Hartford Road – installation of 119 solar modules on roof of the  
Clark Building – Historic Zone Site Development Plan (F-146)

Mr. Robert Miller of Alteris Renewables spoke on behalf of Fuss & O'Neill. He explained the proposal to install 119 solar photovoltaic modules on the roof of the Clark Building. The site is located on the south side of Hartford Road in the Cheney Historic District.

Mr. Miller explained the metal windscreen which is part of the mounting system will be approximately 10.5 inches above the height of the roof and will be set back about 10 feet from the edge of the roof, making visibility minimal. The applicant brought this application before the Cheney Commission, which asked the applicant to paint the last row of solar modules the same color as the building trim. Mr. Miller corresponded with the manufacturer, whose response was distributed to Commission members. Mr. Miller explained that the modules require no

maintenance; however, if painted, maintenance would be ongoing. There is also a potential efficiency would be affected because the dark green could overheat some components.

Mr. Pellegrini explained some members of the Cheney Commission felt if the solar modules were painted green, they would be less visible. He stated that galvanized metal would weather and dull over time. Mr. Sierakowski said he applauds the solar initiative and does not want to impede performance. He asked how much of an impact painting would have. Mr. Miller did not have an exact answer but estimated a small impact; maybe 1%.

#### Historic Zone Site Development Plan (F-146)

MOTION: Mr. Dougan moved to approve the site plan as presented. Mr. Diminico seconded the motion and all members voted in favor.

### **ADMINISTRATIVE REPORTS:**

#### 2009 Sidewalk and Curb Plan

Ms. Bertotti explained that when the Commission adopted the 2009 Sidewalk and Curb Plan, it asked staff to look into addressing State roads in the plan. She met with the public works department and the Town Attorney to discuss the best option. She said she delineated and marked State roads on the street classification map which is part of the Plan. This graphic change to the plan does require a plan amendment. If the Commission wishes to add more language the plan would need to be amended and another public hearing would need to be held.

Mr. Pellegrini further explained that if someone owned property on a State road, he or she would have to get State permits and the property owners will be informed when they apply for the building permits if sidewalk installation will be permitted by the State.

Mr. Kidd said it isn't his desire to hold a public hearing. He is basically interested in "connecting the dots" but feels the current proposal does not accomplish this. Mr. Diminico said the Commission could add an explanation if it chose to. Mr. Pellegrini said an amendment could be made in the sidewalk plan itself that lists what constitutes good cause for payment in lieu. That would also require a public hearing. It was the consensus of the Planning and Zoning Commission to hold a public hearing to amend the 2009 Sidewalk and Curb Plan.

### **APPROVAL OF MINUTES:**

#### March 2, 2009 – Public Hearing/Business Meeting

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

**RECEIPT OF NEW APPLICATIONS:**

FUSS & O'NEILL, INC. – 160 Hartford Road – Historic Zone Site Development Plan (F-146) - installation of 119 solar modules on roof of the Clark Building.

VICTOR BASHUNOVA – 411 Lydall Street – Inland Wetlands Permit (B-291); Subdivision (B-292); Erosion Control Plan (B-293) – request for a two-lot subdivision.

CARLOS BASTOS – 139 Amherst Drive – Inland Wetlands Permit (B-294) – installation of 27' diameter above ground pool and deck extension.

TOWN OF MANCHESTER AQUIFER PROTECTION AGENCY – New Aquifer Protection Regulations (T-488) – submission of new Town of Manchester Aquifer Protection Regulations created in compliance with requirements of the Department of Environmental Protection.

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

I certify these minutes were adopted on the following date:

June 1, 2009  
Date

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Eugene Sierakowski, Chairman

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

OFFICIAL TAPE NO. 1024, 1025