

**MINUTES OF SPECIAL WORKSHOP  
HELD BY THE PLANNING AND ZONING COMMISSION  
MARCH 16, 2009**

**ROLL CALL:**

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

Alternates: Eric Prause

Absent: Salvatore Mancini  
Matthew Galligan  
Adam Gootkin

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

Time Convened: 9:35 P.M.

Ms. Bertotti began the meeting by distributing several handouts the staff prepared with additional research requested by the Commission. One summarized how the Town regulated multi-family housing under current zoning regulations. She explained that in several business districts residential uses are permitted as of right. If a site was over four acres or if there are more than 60 parking spaces associated with the development, a special exception is required. Also, if the site disturbance was larger than a half-acre, an erosion control plan approval is required. Ms. Bertotti said in most other zoning districts conversion to four-family occupancy, conversion of historic mill buildings, PRD zone changes and CUD preliminary plans are subject to public hearings, special exceptions, or preliminary plan approvals by the Commission.

Mr. Kidd asked why there are different parking requirements for residential uses in different zones. Staff responded that they would provide a summary of different requirements for different zoning districts. Mr. Pellegrini said in some cases the differences are based on housing or unit types or the specific area regulated such as the Historic zone.

Ms. Bertotti said another handout showed the ratio between single-family and multi-family housing in the adjacent towns of Glastonbury, South Windsor and Bolton. The ratio of owner-occupied to renter-occupied units in those towns was also shown. The third handout was a map showing apartment complexes of 10 or more apartments by year built. The units were shown in five categories, those built before 1930, built between 1930-1959, between 1960 and 1989, between 1990 and present, and assisted units. The map included a table that showed the rental information taken from the planning department's 2008 rental survey. In a memo to the Commission, Mr. Anderson explained staff did not attempt to obtain rental data for complexes that did not complete the survey. He also clarified that five out of 15 complexes built before

1930 were Cheney Mills which were converted into apartments in the 1980's. The Cheney complexes account for the majority of the rental survey data for that category and tend to rent at the higher end of apartment complexes in Town and therefore probably skew the average rents in that category.

Ms. Bertotti submitted a revised developable land inventory map. She said the recently approved Evergreen Crossing parcel was removed from available industrial land. The calculation of the maximum projected build-outs was also adjusted for the approved, and not yet built residential single-family and multi-family units. She explained that the projected build-out table included approved subdivision lots and multi-family units for which building permits were not yet issued. Following the previous assumption that all approved single-family units will be owner-occupied and all approved multi-family units will be renter occupied, the projected owner-occupied to renter-occupied ratio was calculated.

Mr. Diminico commented that the assumption was inaccurate. Ms. Bertotti acknowledged that the intent of the assumption was to create the most conservative scenario.

Ms. Bertotti submitted a map showing parcels identified by staff to have a potential for development or redevelopment for multi-family uses. The combined acreage of this land was 140 acres. The map included the Central Business District zone, Comprehensive Urban Development zone, and Business I, II, III, General Business and Neighborhood Business zones. Mr. Sierakowski said that in 1984 Manchester had a pattern of development that was not controlled by a Plan.

Lastly, Ms. Bertotti handed out an informational packet and said that on March 10, 2009 staff attended the Forum at the Lyceum in Hartford entitled, Housing: The Hub of Public Policy. She summarized the information relevant to discussions the Planning and Zoning Commission during recent moratorium workshops. The packet included a PowerPoint presentation by Orlando Rodriguez, a demographer with the State of Connecticut. Some of the most important facts in that PowerPoint presentation were that only foreign non-Hispanic immigration is keeping Connecticut from falling into negative population growth. The only increase in the number of residents statewide will be 65 and older by 2030. Every other age group will be declining. The number of dependants, be it children or the elderly, will increase from 69 to 82 for every hundred workers between 2000 and 2030. Ms. Bertotti said public school enrollment is falling and a decline is projected statewide. Public school enrollment in the Manchester fell 2.8% from the 2006-07 to 2008-09 school year.

Ms. Bertotti mentioned that Mr. Rodriguez, on several occasions, said Manchester was actually one of the communities "most like Connecticut", in the State. It was said that a versatile housing stock and a diverse ethnic, racial and aged population were assets that will help withstand upcoming demographic challenges in the State. She said the packet included a study of an effect of mixed income multi-family housing development on single-family housing values conducted by MIT in the suburbs of Boston.

The Commission set up the next workshop meeting for April 2, 2009.

The meeting adjourned at 11:00 p.m.

I certify these minutes were adopted on the following date:

April 20, 2009  
Date

Eugene Sierakowski, Chairman

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

OFFICIAL TAPE NOS. 1024 & 1025

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