

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
MAY 4, 2009**

ROLL CALL:

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

Alternates: Eric Prause (sitting)

Absent: Kevin Dougan, Secretary
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: 7:12 P.M.

NEW BUSINESS:

BIRCH MOUNTAIN ESTATES VIII – 190V Coop Sawmill Road – Inland Wetlands Permit – Request for extension (S-201); Subdivision – Request for extension (S-165); Erosion Control Plan – Request for extension (S-166)

MOTION: Mr. Prause moved to approve the 65-day extension to the statutory time the Commission has to make a decision on the above applications. Mr. Kidd seconded the motion and all members voted in favor.

DYE HOUSE ASSOCIATES, LLC c/o SIMON KONOVER COMPANY PROPERTIES – 190 Pine Street – Loading doors to be constructed in frame to retain historic architecture of prior use – Site Plan Modification – Historic Zone (D-133)

Mr. Jim Carter, Konover Properties, explained this project was approved in January. He said he is requesting slight modifications and also providing an update on the project. Construction drawings have been completed and submitted to the Town of Manchester and CHFA for review. He said historic credits have been received from both the State and Federal governments.

Mr. Bill Crosskey, Crosskey Architects, explained that one slight change will need to be made to the building design at the request of the Secretary of the Department of the Interior of the National Park Services. Mr. Crosskey displayed the original site plan and explained that the change will be to the north side (back) of the building. The original plan was to remove two small additions and restore some window openings. The change they have been asked to make is to keep the loading dock door because it was likely there when the building was originally built.

The plan is to build two loading dock doors within the wood frame construction.

In response to a question from Mr. Sierakowski, Mr. Crosskey verified that this request is due to historical requirements.

Mr. Pellegrini stated that the Cheney Commission has heard this application and recommended approval.

Site Plan Modification – Historic Zone (D-133)

MOTION: Mr. Kidd moved to approve the site plan modification. Mr. Diminico seconded the motion and all members voted in favor.

ADMINISTRATIVE REPORTS:

Mr. Sierakowski said that the issue of the Commission’s authority over bonding was raised at the last meeting and Commission members received information in their packets.

Mr. Pellegrini said that the regulations are pretty direct and say that bonds shall not be required unless the developer has applied for building permits or is attempting to sell the lot.

Mr. Diminico said the regulations are voluminous, very detailed, and contain a lot of legal jargon. He would like the opportunity to review them again and requested they be made a future agenda item. He understands the current situation is rare, but does not want to be put in the same situation again.

Ms. Bertotti said she did some preliminary research on this issue and found that some towns have regulations pertaining to unusual and extraordinary construction practices and could put a report together for a future meeting.

Ms. Bertotti said she drafted amendments to the Sidewalk and Curb Plan based on suggestions received in January. She will be forwarding them to the Board of Directors for review. The Board will have until the end of June to review and comment, and a public hearing will be scheduled for July.

APPROVAL OF MINUTES:

APRIL 2, 2009 – MORATORIUM WORKSHOP

MOTION: Mr. Kidd moved to approve the April 2, 2009 moratorium workshop minutes. Mr. Diminico seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS:

TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT – 420 & 440 Buckland Hills Drive – Inland Wetlands Permit (T-489) – proposed road widening and sidewalk reconstruction.

SABRINA POOLS – 70 Tufts Drive – Inland Wetlands Permit (S-214) – installation of 16’ x 32’ inground swimming pool.

DYE HOUSE ASSOCIATES, LLC c/o SIMON KONOVER COMPANY – 190 Pine Street – Site Plan Modification – Historic Zone (D-133) – loading doors to be constructed in frame to retain historic architecture of prior use.

The chairman closed the business meeting at 8:15 p.m.

I certify these minutes were adopted on the following date:

July 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. 1035, 1036