

**MINUTES OF PUBLIC HEARING  
HELD BY THE PLANNING AND ZONING COMMISSION  
NOVEMBER 2, 2009**

**ROLL CALL:**

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

Alternates: Eric Prause (sitting)  
Anthony Petrone (sitting)

Absent: Salvatore Mancini

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

The Chairman opened the Public Hearing at 7:00 p.m. The Secretary read the legal notice for the application when the call was made.

CMRE, LLC – 278 Hackmatack Street – Zone District Change: Rural Residence to Residence AA (C-225)

Mr. Kidd disclosed that he owns abutting land on the south side of this property but has no special interests in this application.

Mr. Matthew Ducsay, representing the applicant, described the 13.1 acre parcel located on the south side of Hackmatack Street. It is abutted by Trinity Covenant Church, single-family homes, and undeveloped parcels. In June, 2009, the applicant proposed PRD zoning and was denied. At that time, Commission members indicated this property would be more appropriately zoned AA, Cluster AA or Residential A.

Mr. Ducsay described the surrounding zoning, which includes a band of Residence AA on both sides of Hackmatack and to the west. To the south, Walek Farms was built in a Cluster AA zone. The Plan of Conservation and Development calls for low density residential in this area, which is 3 units per acre. The applicant is asking for a Residence AA zone, which requires a 18,000 sq. ft. minimum lot and allows for a maximum of 2 houses per acre. This is consistent with the Plan of Conservation and Development, Mr. Ducsay said.

In response to a question from Mr. Prause, Mr. Ducsay said that although there is no final plan, he expects to see one building lot per acre based on the anticipated open space area to remain undeveloped.

In response to a question from Mr. Diminico, Mr. Ducsay said a band of wetlands bisects the property. The development would take place to the north and west of the wetlands. The land to

the south and east would be incorporated as open space. Approximately eight or nine acres exist to the west of the wetlands.

Ms. Bertotti said Town staff reviewed this application and no outstanding comments remain.

The Chairman asked anyone wishing to speak in favor of or in opposition to this application to come forward at this time.

Maryann Thibodeau of 281 Hackmatack Street submitted a petition representing 67 area home owners opposed to this zone district change. The area is not set up for building and should remain rural. Building would change the neighborhood, adding traffic to an already busy street, and water runoff would have nowhere to go, she said. Taxes would increase and sewer connections would be strained. Existing homes are for sale and not selling and there is enough development on the street already, she said. Wildlife will move to neighboring backyards, causing health and safety concerns.

In response to a question from Mr. Diminico, Ms. Bertotti stated that sixteen abutters were notified of the application by mail in a letter sent on October 20, 2009.

Leandra Manos of 264 Hackmatack Street, adjacent to the applicant's property, expressed her opposition. There are currently six homes for sale in the area and have been for months. In the last several months, her property value has decreased 20%. Adding 13 more homes for sale in the area will cause the loss of more equity, she contended.

Mr. Ducsay stated this was not a development application, but a zone change application that is consistent with the Plan of Conservation and Development. The application in June proposed 13 homes as part of a PRD zone change request. A traffic study completed for that application found the thirteen homes would have no negative impact on traffic.

In response to a question from Mr. Sierakowski, Mr. Ducsay said it would be fair to estimate maybe 10 homes on the property.

There being no further public comment, the Chairman closed the public hearing on this item.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation  
Amendments: Article IV Sections 11.02.01(d) and 11.03.02(a) (T-501)

Mr. Pellegrini explained that the proposed amendment would have revised the language in the Zoning Regulations with regard to processing or crushing stone. Due to inconsistencies in the section to be amended, he recommended that this item be withdrawn at this time.

The consensus of Commission members was to withdraw this item.

The chairman closed the Public Hearing portion of the meeting at 7:27 p.m.

NOTICE: THE CASSETTE TAPE RECORDING OF THIS PUBLIC HEARING CAN BE  
HEARD IN THE PLANNING DEPARTMENT.

OFFICIAL TAPE NO. 1058