

**MINUTES OF PUBLIC HEARING
HELD BY THE PLANNING AND ZONING COMMISSION
OCTOBER 20, 2009**

ROLL CALL:

Members Present: Joseph Diminico, Vice Chairman
Kevin Dougan, Secretary
Salvatore Mancini
Andy Kidd

Alternates: Eric Prause (sitting)

Absent: Eugene Sierakowski, Chairman

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

The Acting Chairman opened the Public Hearing at 7:03 p.m. The Secretary read the legal notice for the application when the call was made.

MANCHESTER POLICE ACTIVITIES LEAGUE, INC., 642 Hilliard Street – special exception for a health and recreation club in an Industrial zone – Special Exception (M-380)

Ms. Karen Bergin, Executive Director of the Manchester Police Activities League, explained the goals of PAL are positive youth development and the reduction of juvenile crime. She said PAL is hoping to relocate to Hilliard Mills to consolidate activities currently taking place on several sites. Their former Parkade site was flooded and PAL has been waiting for relocation. The zoning regulations allow a club within 200' of a residential zone. She said the nearest house is 400' away from the building in which PAL proposes to be located and is shielded by evergreen and deciduous trees.

Ms. Bergin said PAL's homework club runs from 3:00 to 5:00 p.m. and averages 15 to 25 students. Karate is Monday and Friday at 5:30 p.m., with 100 total students split between the two days. The total amount of time PAL will be using this location is under 20 hours per week. There will be no excessive demand on resources or utilities. Ms. Bergin said PAL will have first floor access from the parking lot with a handicap accessible ramp.

The Acting Chairman asked anyone wishing to speak in favor of or in opposition to this application to come forward at this time. There was no public comment on this item.

Ms. Bertotti said there were two staff comments after review. She said the Zoning Enforcement Officer would like a more detailed landscaping plan, including species identification list and the Water and Sewer Department requested the water trench detail to be included on the plan. The applicant is aware of both comments and has agreed to address them.

In response to a question from Mr. Prause, Ms. Bertotti said the Traffic Engineer reviewed the site plan and is aware of the bus drop off.

In response to a question from Mr. Prause, Ms. Bergin said there are approximately 50 participants in each karate class. At the previous location there were 15 parking spaces and parking was never an issue. She said this location will have 33 spaces available and doesn't anticipate a problem.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – request for amendments to the zoning regulations to replace the word “constructed” with word “located” for schools and places of worship on arterial or collector streets – Zoning Regulation Amendments (T-500)

Ms. Bertotti explained that it recently came to the attention of Town staff that when a regulation change was made to allow places of worship and schools in all zones, the incorrect word was used. The word "constructed" was used instead of the intended word, "located". The proposed regulation amendment changes the word "constructed" to "located" for greater clarity of the regulation.

The Acting Chairman asked anyone wishing to speak in favor of or in opposition to this application to come forward at this time. There was no public comment on this item.

The Acting Chairman closed the Public Hearing portion of the meeting at 7:20 p.m.

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

OFFICIAL TAPE NO. 1057