

**MINUTES OF BUSINESS MEETING  
HELD BY THE PLANNING AND ZONING COMMISSION  
SEPTEMBER 21, 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

Also Present: Mark Pellegrini, Director of Neighborhood  
Services and Economic Development  
Renata Bertotti, Senior Planner  
Matthew Bordeaux, Environmental  
Planner/Wetlands Agent  
Ginger MacHattie, Recording Secretary

Time Convened: 7:05 P.M.

**NEW BUSINESS:**

MOTION: Mr. Kidd moved to add Administrative Reports to the agenda. Mr. Diminico seconded the motion and all members present voted in favor.

HILLIARD MILLS, LLC – 642 Hilliard Street – Repaving of existing lots, environmental cleanup – Inland Wetlands Permit – Determination of Significance (H-194); Inland Wetlands Permit – request for extension

Peter Bonzani, owner of 640 and 642 Hilliard Street, explained that he and his partners purchased the property in July, 2006. He said under the Connecticut Property Transfer Act the State of Connecticut mandates that the new owner must conduct an environmental investigation and remediation, if necessary. As part of this process it was found that the area contains a significant amount of coal-ash. Mr. Bonzani said they received flood plain certification from the Department of Environmental Protection.

Mr. Bonzani said the site consists of three independent mill buildings and six structures in total on 5.38 acres. Both the Bigelow Brook and Hockanum River run close to this property. He said the west parking lot will have two small areas of remediation, and the center parking lot has approximately 10,000 square feet that needs to be excavated and removed. There are two smaller areas in the proposed garden area behind building 4. Mr. Bonzani said the general plan is to excavate the areas up to two feet deep. Materials will be stockpiled on lined areas outside of the 100' upland review area for about 1 to 2 weeks. He said the stockpile will be covered and silt fence will be installed; the excavated areas will be filled with clean, processed gravel and capped in accordance with the plan. He said excavation will be planned for non-rainy days and

the work will improve the water quality of Bigelow Brook and the Hockanum River.

Mr. Adam Henry, a licensed environmental professional with GZE Geoenvironmental, further explained that coal-ash contains concentrations of various compounds, including metals and petroleum based materials. He said the most efficient remediation is excavation. The areas will be backfilled with clean fill, followed by paving in certain areas. Following the completion of the remediation action will be a period of ground water monitoring.

In response to a question from Mr. Diminico, Mr. Bonzani said the work would begin as soon as approval is received and the total excavation process will take less than a week. He said the materials will be stockpiled and samples will be tested.

Mr. Kidd said there are still outstanding items regarding the west parking lot and asked why this item is on the agenda before the applicant has a finished plan.

Mr. Bordeaux explained that the staff felt it could move the remediation portion along in order to complete it before snowfall. Town staff is working with the applicant on a number of measures to treat and manage stormwater. Mr. Henry added that there is a timeframe due to the Connecticut Property Transfer Act. The DEP case manager has been pushing the applicant to complete this project.

Mr. Prause agreed with Mr. Kidd. Environmental remediation is important and he would like more information to determine the significance to the wetlands. He said additional parking is a zoning matter should not be part of this decision.

Mr. Bonzani said the lot is currently paved and has been since the 1950s. The proposed area for paving is actually about 85% of what is currently paved. He said there are two methodologies currently being considered for water management: a vegetative swale and a storm drain system. He said it is not his intention to maximize parking at the expense of the wetlands.

In response to a question from Mr. Diminico, Mr. Bonzani said he would prefer the vegetative swale method, but is unsure if this would be sufficient for water quality standards. He will have a decision in the next 48 hours.

Mr. Pellegrini said the Inland Wetlands Agency needs to determine the potential impact. Any negative impact to the brook comes from sediment going directly into the brook without being treated. He said if Agency members are not convinced there will be no significant impact, they may want to hold a Public Hearing. An alternative would be to wait until October 5 to make a finding, keeping in mind this will be pushing closer to colder weather.

#### Inland Wetlands Permit – Determination of Significance (H-194)

MOTION: Mr. Kidd moved to table the determination of significance to allow the applicant time to prepare complete plans. Mr. Diminico seconded the motion. Members Sierakowski, Diminico and Kidd voted in favor; Member Prause voted against. The motion passed 4 to 1.

#### Inland Wetlands Permit – request for extension

MOTION: Mr. Kidd moved to grant an extension to October 5 to hear the inland wetlands permit application. Mr. Diminico seconded the motion and all members voted in favor.

HILLIARD MILLS, LLC – 642 Hilliard Street – Repaving of existing lots, environmental cleanup – Flood Plain Permit (H-197) – request for extension

Flood Plain Permit (H-197) – request for extension

MOTION: Mr. Kidd moved to grant an extension to October 5 to hear the flood plain permit application. Mr. Diminico seconded the motion and all members voted in favor.

TOWN OF MANCHESTER PUBLIC WORKS – 864 Middle Turnpike West – Inland Wetlands Permit – Determination of Significance (T-497); Inland Wetlands Permit (T-497); Flood Plain Permit (T-498)

Mr. Derrick Gregor, design engineer with the Town, explained that his department has been working with the North Central Conservation District on drainage outfalls since about 2007. He said the outfall at Olcott Street and Love Lane is considered a high priority. Mr. Gregor pointed out wetland limits on the displayed map. He said there is a 25-acre watershed that drains to this location and discharges to an area on the north side of Olcott Street. He said there is no curb or positive grade, and sedimentation has built up over the years. The improvements being proposed include the installation of a bituminous lip curb, upgrade of pipe sizes for hydraulic improvement, and an offline hydrodynamic separator. At the outlet, a rip-rap scour hole and vegetative drainage channel are proposed. On the east side, he said a small driveway apron with depressed curb is proposed and a small parking area as shown on the map. Mr. Gregor said there will be no reduction in flood storage and only a small area will be disturbed. Materials will be stockpiled temporarily outside the flood plain.

Mr. Bordeaux said there are no outstanding staff comments.

Mr. Sierakowski commented that this would clean up and enhance an area that has been deteriorating over time and said he thinks it is a positive benefit.

Mr. Kidd pointed out that the existing situation built up over time and asked if changes are being made to prevent this from happening again. He also asked how old the current system is. Mr. Gregor said the current system is approximately 30 to 40 years old, but he did not know the exact age. He said you will find a build up of sediment in many outfalls, often from sand used on roads during the winter. The Town does not use that material on roads anymore and does not expect the same type of situation to occur again.

Inland Wetlands Permit – Determination of Significance (T-497)

MOTION: Mr. Dougan moved that the proposed activities would not cause a significant impact to the wetlands and will not require a public hearing. Mr. Kidd seconded the motion and all members voted in favor.

Inland Wetlands Permit (T-497)

MOTION: Mr. Dougan moved to approve the inland wetlands permit for a five year term, with two years to complete the project from the start of construction. Mr. Kidd seconded the motion and all members voted in favor.

Flood Plain Permit (T-498)

MOTION: Mr. Dougan moved to approve the flood plain permit. Mr. Kidd seconded the motion and all members voted in favor.

**APPROVAL OF MINUTES:**

July 20, 2009 – Public Hearing/Business Meeting

MOTION: Mr. Kidd moved to approve the minutes as written. Mr. Prause seconded the motion and members Sierakowski, Diminico, Kidd and Prause voted in favor. Mr. Dougan abstained. The motion passed 4 to 0.

**ADMINISTRATIVE REPORTS:**

Mr. Bordeaux informed the Commission of two new applications received for activity in the upland review area. He said the applicants were Stanley Budarz, 70 Tufts Drive, and Eugene Gallagher, 85 Chatham Drive. He said he made the determination there will be no significant impact to the wetlands for either of the properties and briefly reviewed the memorandum provided the Commission members regarding these applications.

Mr. Pellegrini asked the Commission’s preference on reporting these types of applications and the Commissions members did not have a preference.

A meeting to address Aquifer Protection Area matters was scheduled for October 5, 2009 at 6:30 p.m., directly preceding the Planning and Zoning Commission meeting.

Mr. Diminico asked for a status update on the Birch Mountain subdivision. Ms. Bertotti said that a schedule has been submitted by the subdivision owner outlining a schedule that completes the public improvements by October 1, 2009.

**RECEIPT OF NEW APPLICATIONS:**

629, LLC – 629 Middle Turnpike East – Special Design Commercial Site Plan Modification (S-216) – proposed changes to approved plans.

CMRE, LLC – 278 Hackmatack Street – Zone District Change: Rural Residence to Residence AA (C-225) – zone change for a 13.1 +/- parcel.

UNITARIAN UNIVERSALIST SOCIETY – 153 Vernon Street West – Special Exception Modification (U-49) – replacement of existing stormwater infiltration system and modification of previously approved driveway widening.

TOWN OF MANCHESTER PZC – Zone Regulation Change: Article IV Sections 11.02.01 (d) and 11.03.02 (a) (T-501) – revise zoning regulations to require earth excavation permits for construction of improvements and changing of contours in accordance with subdivision plans and contour maps when crushing or processing of rock or earth material is proposed on the development premises.

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

I certify these minutes were adopted on the following date:

October 20, 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. 1053