

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
APRIL 7, 2010**

ROLL CALL:

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

Alternates: Anthony Petrone (sitting)
Horace Brown

Absent: Eric Prause
Susan Shanbaum

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: 8:08 P.M.

MOTION: Mr. Dougan moved to add application S-218, 629, LLC, to the agenda. Mr. Diminico seconded the motion and all members voted in favor.

NEW BUSINESS:

CHURCH OF PENTECOST, INC. – 748 Tolland Turnpike – proposed modifications to approved plans – Special Exception Modification (C-227)

Galen Semprebon, an engineer with Design Professionals, explained the original application boundary was based on a compilation plan. The property has since been surveyed and that requires a new boundary plan, and a number of physical changes have been made on site different from the approved plan.

Mr. Semprebon said handicapped access was needed at the rear deck and staircase. There are some proposed changes in the parking layout, although the same number of spaces will remain. Part of the original approval included a cedar fence. The applicant would like to use vinyl fence in the same location and at the same height. Some landscaping changes have been made to save money, but they will meet the Town's requirements.

In response to Mr. Sierakowski's request for a sample or rendering of the fence, Mr. Semprebon said the fence would be 4' in height and the same style. It would be light tan/brown vinyl.

In response to a series of questions from Mr. Diminico, Mr. Semprebon explained the applicant had received a waiver for the survey due to the fact it was taking over an existing building with pavement and parking. The applicant went in thinking there would be little change. In hindsight, a survey would have been a wise investment, he said. Some adjustments were made due to the code approval process as well. The building inspection process required the applicant to install the southerly stairs. The applicant said they had been installed previously without approval. The handicap ramp in the front and the relocation of handicap spaces in the parking area were done without approval as well.

Ms. Bertotti said there is only one outstanding staff comment pertaining to a note on the plan.

Mr. Sierakowski would like to see the fence color before approval and wondered if that could be accomplished through administrative approval. Mr. Pellegrini answered in the affirmative.

Mr. Diminico said he was dismayed that the plan was modified and work was already done. He understands that the applicant needed to make the building code compliant but the Commission needs to discuss this and make sure it does not happen again with other applicants.

Mr. Sierakowski agreed and said he understood some of the items completed were directed by code. However, the Commission is now being asked to rubberstamp the changes. There is a gap in follow-up. Mr. Pellegrini will remind the Building Department to keep an eye out for this type of change.

Special Exception Modification (C-227)

MOTION: Mr. Kidd moved to approve the special exception modification with modifications noted in a memorandum from Nick Francione to Renata Bertotti, Senior Planner, dated March 26, 2010 and with administrative approval of fencing detail. Mr. Dougan seconded the motion and all members voted in favor.

MANUEL FERNANDES – 612 Keeney Street – request to clear land and create pond in wetlands area – Declaratory ruling regarding the Inland Wetlands Permit (F-156)

Brian Fernandes, representing his father Manuel Fernandes, explained that his father was remodeling the house at 612 Keeney Street and would like to develop a one acre vineyard. The vineyard would be 150' west of Keeney Street. Beyond the vineyard would be a pasture for grazing animals. His father would like a farm pond for irrigation of the vineyards during the dry season as well as for the animals, which would be inside the fence provided for them.

Mr. Bordeaux explained that the Agency should make a determination whether this is a permitted agricultural activity. A substantial portion of the applicant's property is wetlands and the proposed vineyard and farm pond and pasture will occur within the wetland or non-wetland regulated area. The applicant was not proposing a map amendment but is requesting a jurisdictional ruling as to whether this is a permitted activity.

Mr. Bordeaux said the applicant will be expanding the existing hay field area. Further to the west of that is a substantially wet area. The proposed farm pond is down hill. Mr. Bordeaux visited the site and said the soils are poorly drained at the proposed pond location.

In response to a question from Mr. Sierakowski, Mr. Bordeaux explained that the area proposed for the vineyard is substantially outside the wetland area and will not impact the wetlands.

Declaratory ruling regarding the Inland Wetlands Permit (F-156)

MOTION: Mr. Kidd moved to determine the proposed activity is permitted and will not require an inland wetlands permit. Mr. Diminico seconded the motion and all members voted in favor.

629 LLC – 629 Middle Turnpike East – SDC Site Plan Modification (S-218)

Jim Aldrich, Aldrich Construction, spoke on behalf of Serge and Louise Poulin regarding the landscaping at the rear of the property. The abutting neighbor has a 6' high white fence and the applicant had proposed to plant rhododendrons along his property line allowing them to grow to the proper height, but the Commission did not approve of this proposal. The applicant will install a 6' white, vinyl fence. The fence that is on the abutting property is approximately 3' away and is white as well.

SDC Site Plan Modification (S-218)

MOTION: Mr. Dougan moved to approve the proposed fencing. Mr. Diminico seconded the motion and all members voted in favor.

TOWN OF MANCHESTER – Zoning Regulations Amendment at Article IV Section 9.03.03, 9.03.04, 9.03.05, 9.03.06, and 9.03.07 (T-511) – parking for restaurants, drive-in restaurants, restaurants located in stopping centers of less than 200,000 square feet and restaurants located inside of a hotel/motel or a dance hall.

Zoning Regulations Amendment at Article IV Section 9.03.03, 9.03.04, 9.03.05, 9.03.06, and 9.03.07 (T-511)

MOTION: Mr. Dougan moved to approve the amendments to the zoning regulations with modification to the proposed section 9.03.05 adding the words “equal or” before “less than 200,000 gross square feet”. Mr. Diminico seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS:

ANTHONY & PAULA VISCOGLIOSI – 131 Hartford Road – Historic Zone Site Plan Modification (V-44) – request for a four guest room bed and breakfast.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendment: Article IV, Sections 11.02.01(d), 11.03.02(a) and add new Section 11.07 (T-514) – revisions to the Zoning Regulations to address crushing and/or processing of rock or earth material in approved subdivisions.

FRANK & EVELYN LIVINGSTON – 98 Bayberry Road – Inland Wetlands Permit (L-123) – installation of an in ground swimming pool, concrete patio, pool house and fence.

RLM TRAINING, LLC – 642 Hilliard Street – Special Exception (R-122) – health and recreation club under Article II Section 16.15.02

316 GREEN ROAD LLC & MANCHESTER PIZZA, LLC – 316 Green Road – Special Exception (T-515) – sale of alcohol under full restaurant permit under Article II Section 23.04.06.

The chairman closed the business meeting at 9:30 p.m.

I certify these minutes were adopted on the following date:

June 21, 2010
Date

Eugene Sierakowski, Chairman

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

OFFICIAL TAPE NO. 1075 and 1076