

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
AUGUST 9, 2010**

ROLL CALL:

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

Alternates: Horace Brown
Susan Shanbaum

Absent: Anthony Petrone

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

Time Convened: 8:08 P.M.

NEW BUSINESS:

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation
Amendment: Article II Section 16.13(l) (T-518)

Zoning Regulation Amendment: Article II Section 16.13(l) (T-518)

MOTION: Mr. Diminico moved to approve the zoning regulation amendment to allow studios for audio or video production, recording, editing or related activities as permitted uses in Industrial zone to be effective on September 1, 2010. Mr. Prause seconded the motion and all members voted in favor. The reason for approval was that the proposed uses were compatible and similar to currently permitted uses in the Industrial zone.

HARTFORD DISTRIBUTORS, INCORPORATED – 131-147 Chapel Road – to construct a
warehouse addition and related site improvements including modifications to existing storm
water system, utilities and parking - Inland Wetlands Permit (H-201); Special Exception
(H-202); Erosion Control Plan (H-203); Special Exception Modification (H-204)

Inland Wetlands Permit (H-201)

MOTION: Mr. Kidd moved to approve the inland wetland permit to be effective for a five-year term with work in wetlands upland review area to be completed within one year from the beginning of construction. Mr. Diminico seconded the motion and all members voted in favor.

Special Exception (H-202)

MOTION: Mr. Kidd moved to approve the special exception with modifications as outlined in staff memoranda from Raymond Myette, Design Engineer, to Renata Bertotti, dated August 3, 2010 and Derrick Gregor, Design Engineer, to Renata Bertotti, dated August 2, 2010. Mr. Diminico seconded the motion and all members voted in favor. The reason for approval was the application met the special exception criteria.

Erosion and Sediment Control Plan (H-203)

MOTION: Mr. Kidd moved to approve with modifications the erosion and sediment control plan as outlined in a memorandum from Derrick Gregor, Design Engineer, to Renata Bertotti, dated August 2, 2010. Mr. Diminico seconded the motion and all members voted in favor.

Special Exception Modification (H-204)

MOTION: Mr. Kidd moved to approve the special exception modification. Mr. Diminico seconded the motion and all members voted in favor. The reason for approval was the application met the special exception criteria.

525 WEST MIDDLE TURNPIKE ASSOCIATES LIMITED PARTNERSHIP – 515 Middle Turnpike West – to construct a medical office building and related site improvements – Inland Wetlands Permit – Determination of Significance (F-157); Inland Wetlands Permit (F-157); Erosion Control Plan (F-158); Special Exception Modification (F-159)

Geoff Sager, Partner, said he has owned this building for 25 years. It was occupied first by Holiday Health and Fitness, then Bally's. In 2008, Bally's filed for bankruptcy and the site was closed. The building is functionally obsolete for any other use. Mr. Sager has developed medical office buildings in other towns and has a major medical tenant that would like 18,000 square feet in this building. The tenant has signed a 20-year lease and Mr. Sager is currently negotiating with another tenant.

Mr. Sager proposes to demolish the existing building. He is in the process of lining up final permits and would like to begin construction right away. The existing building is slightly more than 23,000 square feet. The proposed building will be 25,110 square feet. It will be moved back on the site a bit but centered on the site similar to where it is now.

David Whitney, P.E. displayed a map of the existing site, which has 215 parking spaces and two entrances. Approximately 2/3 of the relatively flat site is developed. At the rear of the parking area, the land drops steeply. To the northeast is Bigelow Brook and the edge of the wetlands runs along the northeast property line. Elevation is 56' lower than the existing parking lot. The rear portion is wooded. The 100' upland review area touches a small portion of the parking lot, which will be removed. The new parking lot will be entirely outside the upland review area. The existing catch basins discharge to Adams Street. To the west of this property is Sovereign Bank, which shares a driveway with this property. This property is located in the General Business zone and properties to its north are residential (PRD). Soils are Manchester sand and gravel throughout the site.

Mr. Whitney displayed the site layout showing the proposed building and parking layout. He pointed out that the building is set back more and parking has been reduced from 215 to 150 spaces. The minimum amount of parking required is 142 spaces. There will be 8 handicap

parking spaces. The overall impervious surface will be reduced by 9,000 square feet (9%). Storm water will be reduced and green spaces increased.

Mr. Whitney displayed the site utility and grading plan. The applicant will be installing a new drainage system with the addition of a hydrodynamic separator. Water will discharge from the roof into a subsurface filtration system. The site has public water, sewer and gas.

The erosion and sedimentation control plan for this site is simple because it is a flat site. Construction will stay completely away from the wooded portion. A silt fence will be placed around the perimeter. There will be minimal clearing of vegetation. Four large mature trees line the front of the site; they will remain with some pruning.

Mr. Whitney said the applicant received a number of comments. Revisions have been made to the plans and he has received a memorandum with minor changes; he is happy to accommodate the request.

In response to a question from Mr. Kidd, Mr. Sager said that in his experience with buildings for medical use, access for patients requires as much parking in the front of the building as possible.

Mr. Kidd commented that in general, the Commission is looking for applicants to minimize parking in the front of buildings for aesthetic reasons. He asked if the applicant would move the building toward the street and put the parking in the back. He understands the applicant is trying to update and upgrade the property. Adjusting the building back on the property defeats the purpose of what was done to align properties.

Mr. Dougan said he agrees with Mr. Kidd's sentiments. Parking in the rear is a good concept.

Peter Dunn, of Metro Realty, explained the dilemma with office buildings appropriate for medical use. The emphasis is on entrances in the front to make it easy for patients to go in the front door.

Mr. Sager further explained that when people go to work in an office, they typically park their car, go into the building, and come out at the end of the day. This use is more consistent with retail where people are constantly churning through the building. In order to accommodate the request, he would have to completely redo the plan. If there is a patient population using a building, parking needs to be close, some patients simply cannot walk distances. This is function over form.

Mr. Sierakowski suggested putting a small entrance in the front, and patient parking in the back. If the issue is parking in the front and walking in, the patient could park in the back and walk into the back door. If the building were reversed, it would create a more attractive streetscape.

Mr. Sager said he understands the concept but the newer trends are not tried and true. He wouldn't want to handicap a long-term lease opportunity and he cannot respond to this request because he has not fully contemplated a design such as the type suggested. He is comfortable with the proposed building; he knows it will work.

Charles Neighburg, of Associated Architects, said he has been working with the major tenant for this building for the last two to three months. He can appreciate the Commission members' concern but this site has been set up so the back of the building is for the employee entrance.

There is no rear entrance for the patients. With a medical use, patients come into the lobby, check-in, and then go into an office. The ProHealth model has the back of the building reserved for doctors' offices, the break room, and bathrooms. There is no way, using their model, patients can enter in from the back. He mentioned a project that was developed with a concept very much like what the Commission members are referring to and it failed. People driving by had no knowledge of what was going on in the building.

Mark Fertucci, a traffic engineer, completed a traffic study on this property. It is located on the north side of Middle Turnpike and accessed by two driveways. It shares an access driveway with Sovereign Bank. Recent improvements have been made at the intersection of Middle Turnpike and Adams Street and a radius improvement was made. There is a new signal with improved phasing and timing. An eastbound left turn lane has been added on West Middle Turnpike as well. Since improvements have been made, the accident rate is half of what it was five years ago in this vicinity.

Mr. Fertucci said a turning and traffic count was conducted in August of 2009. The ITE manual projects 46 vehicles entering and 12 exiting the site during the morning peak; 21 entering and 62 exiting during the afternoon peak. The intersections and driveways will continue to operate at acceptable levels. Site distances meet and exceed requirements. Mr. Fertucci responded to comments received from the Town's traffic engineer, who has indicated he is satisfied with the responses.

Mr. Neighburg distributed a layout of the ProHealth plan and explained that the building is 190' long and 132' deep. The structure is steel framed with the exterior to be metal framed with a brick face. There will be a cast concrete limestone sill 22' in height with a 2' parapet. The long sloped roof will house mechanical equipment behind the parapet. The waiting area is in the front of the building with offices in the back. Mr. Neighburg said the tenant would like a certain look and does not think a change in the layout will be appreciated.

In response to a comment from Mr. Diminico, Mr. Whitney said there are extra parking spaces shown on the plan. He suggested creating some landscape islands.

The Commission took a brief recess at 9:02 p.m. and returned at 9:08 p.m.

There was some discussion and there was a consensus among members that some additional landscaping is needed.

Mr. Neighburg said that if space requirements afford the opportunity to reduce parking spaces, some islands could be added. He will have a better idea about space in a short period of time.

Inland Wetlands Permit – Determination of Significance (F-157)

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

Inland Wetlands Permit (F-157)

MOTION: Mr. Dougan moved to approve the inland wetland permit to be effective for a five-year term with work in the wetlands upland review area to be completed within one year from the beginning of construction. Mr. Prause seconded the motion and all members voted in favor.

Erosion and Sediment Control Plan (F-158)

MOTION: Mr. Dougan moved to approve with modifications as outlined in a memorandum from Nick Francione, Civil Engineer, to Renata Bertotti, dated August 5, 2010 the erosion and sediment control plan. Mr. Prause seconded the motion and all members voted in favor.

Special Exception Modification (F-159)

MOTION: Mr. Dougan moved to approve the special exception modification with the modifications as outlined in staff memoranda from James Mayer, Traffic Engineer, to Renata Bertotti, dated August 5, 2010, and Nick Francione, Civil Engineer, to Renata Bertotti, dated August 5, 2010, and with the condition that the applicant submit revised parking lot landscaping plans to the Planning and Zoning Commission for approval prior to issuance of the building permit. Mr. Diminico seconded the motion and all members voted in favor. The reason for approval was the application met the special exception criteria.

TOWN OF MANCHESTER PUBLIC WORKS – 560 & 570 North Main Street – to conduct corrective measures at the storm drainage outlet structure at the North Main Street Bridge – Inland Wetlands Permit – Determination of Significance (T-516); Inland Wetlands Permit (T-516); Flood Plain Permit (T-517)

Jim Lowe, P.E., explained that repairs are needed for an outlet structure that carries storm water runoff from North Main Street, discharges to the outlet structure, and is conveyed down to the Hockanum River. This is within the 100' upland review area. In 2005, there was a 100-year flood event which affected the outlet structure. It was undermined by turbulent river water and left in a precarious position. Fuss & O'Neill has been retained by the Town to design repairs to the structure. He is proposing a reinforced concrete mass on the underside of the outlet structure and heavy riprap at the outlet slope to stabilize the bank.

Erosion and sediment control measures include a construction entrance, silt fence, and hay bales. Closer to the river, a stone check dam will minimize erosion to the river. He proposes the use of geotechnical slope protection to ensure the upper portion does not erode away as it is a steep slope. The repair will restore the slope and riverbank back to the condition that existed prior to the storm event. The repair will result in 516 square feet of wetlands impact and 2,624 square feet of work in the upland review area. Approvals have been received from the Department of Environmental Protection.

Inland Wetlands Permit – Determination of Significance (T-516)

MOTION: Mr. Dougan moved to find the application as proposed 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-516)

MOTION: Mr. Dougan moved to approve the inland wetland permit to be effective for a five year term with work in wetlands upland review area to be completed within one year from the beginning of construction with modification as outlined in a memorandum from Nick Francione, Civil Engineer, to Renata Bertotti, dated July 27, 2010. Mr. Kidd seconded the motion and all members voted in favor.

Flood Plain Permit (T-517)

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

APPROVAL OF MINUTES:

June 7, 2010 – Business Meeting

MOTION: Mr. Diminico moved to approve the minutes as written. Mr. Kidd seconded the motion and all members voted in favor.

June 21, 2010 – Business Meeting

MOTION: Mr. Dougan moved to approve the minutes with a correction on page three to replace the word “and” with the word “by”. Mr. Brown seconded the motion and members Sierakowski, Kidd and Shanbaum voted in favor.

July 19, 2010 – Public Hearing/Business Meeting

MOTION: Mr. Prause moved to approve the minutes as written. Mr. Kidd seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS:

FRANK & LORNA PORTEUS – 17 & 21 Hazel Street – Zone Change: Central Business District (CBD) and Off Street Parking (OSP) to Residence B (RB) (P-184) – request a zone change from CBD to RB and 17 Hazel Street and from OSP to RB at 21 Hazel Street.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendment: Article II Section 16.13(1) (T-518) – amend zoning regulations to allow studios for audio or video production, recording, editing or related activities in Industrial zone as permitted uses.

The chairman closed the business meeting at 9:45 p.m.

I certify these minutes were adopted on the following date:

Date

Eugene Sierakowski, Chairman

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

OFFICIAL TAPE NO. 1088 & 1089