

**MINUTES OF PUBLIC HEARING
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

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.

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

Ms. Bertotti explained this amendment would allow studios for audio, video production recording, editing, or related activities in an Industrial zone in addition to the radio and television broadcasting studios which are currently allowed. She read the proposed language to Commission members. As she explained in her memorandum to the Commission, the Zoning Board of Appeals recently approved a use variance for a studio in a former machine shop. There was also a recent inquiry regarding the use of Hilliard Mills for a music recording studio. Current zoning regulations require a use variance for a studio in an Industrial zone. Ms. Bertotti researched this issue and found that the Town of Wallingford reported having a successful recording studio located in an Industrial zone that has been there for 40 years with no complaints. These types of businesses need to insulate their space for recording so outside noise does not penetrate. This serves as insulation so noise does not escape as well. She has notified CRCOG about this proposed change and it found the amendment does not conflict with regional plans. Town staff has reviewed this application and has no concerns.

In response to a question from Ms. Shanbaum, Mr. Pellegrini explained that practice activities would need to be directly related to recording. This would be determined by the zoning enforcement officer.

In response to a question from Mr. Diminico, Ms. Bertotti said her information regarding insulation came from an applicant who is in the business. If the Commission would consider the noise associated with an Industrial Zone, such as trucks and equipment, she thinks members would agree there wouldn't be any more noise associated with a recording studio.

In response to a question from Mr. Kidd, Mr. Pellegrini explained that the original language was for television broadcasting studios and was then amended to include radio broadcasting.

Chairman Sierakowski opened the floor for public comment at this time.

Philip Mann, owner of a recording studio, said he is present to answer any questions the Commission may have. He explained that any serious recording studio would have to have heavy insulation, a side effect of which would be that people on the outside would not hear anything going on inside the studio.

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

HARTFORD DISTRIBUTORS, INCORPORATED – 131-147 Chapel Road – Special Exception (H-202) – special exception under Article II Section 16.15.02(b) for a use requiring parking in excess of 60 spaces at an existing warehouse and a new addition to the existing warehouse.

Russ Hollander, CEO of Hartford Distributors, has been a member of the Manchester business community for more than 30 years. His entire family and the families of his employees owe tremendous gratitude for the marvelous response to the incident at Hartford Distributors. The professionalism is beyond what could have been imagined.

Chairman Sierakowski, on behalf of the Planning and Zoning Commission and the Town of Manchester, offered his condolences to Mr. Hollander and the families of the victims of the tragedy.

Attorney Leonard Jacobs, 146 Main Street, spoke on behalf of the applicant and asked the Commission if it would be admissible to present all items during this public hearing. He was answered in the affirmative. Mr. Jacobs stated that a traffic report has been submitted to the Town of Manchester and the Town's traffic engineer supported its findings. The applicant is here because Hartford Distributors is merging with Franklin Distributors and will be located on the property on Chapel Road. Hartford Distributors is currently located on this property, which is surrounded to the north and east by property owned by the Town of Manchester, to the south by a commercial building and across the street to the west by an industrial building.

The entire site consists of 18 acres that contains a light tan commercial building. A proposed addition of 69,655 square feet would be used as additional space for the warehouse and distribution business. Activities will not change but will be more efficient with more volume.

Attorney Jacobs is aware of comments by Town staff. His team has reviewed and accepted the comments, which can be addressed. He hopes the Commission will approve the application with the comments as modifications to approval.

The application meets the special exception criteria as it is in a suitable location, an Industrial zoned property on 18 acres that can easily house the improvements. The structure is suitable for

its intended purpose. The site contains adequate parking and access. The business operates in shifts and there is plenty of room to provide more parking if it is ever required. The streets around the site are adequate with ingress and egress properly designed. There are adequate public utilities and the project was laid out being careful of wetland property.

Kevin Johnson, P.E., said this property is 18.4 acres in an Industrial zone. The customer has 82,000 square feet and is proposing to add 69,655 square feet, for a total of 152,000 square feet. The first task was to delineate the wetlands and lay out the site to avoid the wetlands and upland review areas. There are wetlands to the east, which were avoided by including a jog into the footprint of the building. There are impacts to the upland review area, but the site was previously disturbed as a result of construction of the current site. Access is from Chapel Road through the existing drive. There will be a new storm drainage system and repaving, but otherwise the site will remain as is. The bulk of the changes will be made to the north and west of the existing building. On the map he showed a perimeter road that will come out at the existing drive. There will be slight reconfiguration to the existing employee parking lot, but the bulk of it will remain the same. Mr. Johnson pointed out the loading docks, which provide ten spaces for 70' tractor trailer or box trucks. A vehicle would pull in, offload empty bottles, reload, and drive out the south side of the building.

Parking consists of spaces for 123 passenger cars, 1 handicap space, and 53 truck spaces. Proposed is parking for 108 passenger cars, 5 handicap spaces, twenty-eight 33' box trucks, and twenty-nine 50' tractor trailers. Eleven spaces would be lost overall. Grading will be done at the perimeter of the road with water collected in the trench drain system and catch basins. Storm water will pass through the hydrodynamic separator and discharge to the northeast corner of the site. Sanitary sewer, water, gas, electric, etc. are available from Chapel Road. New water and sanitary laterals will be installed and tapped off of the existing system. Erosion and sedimentation control includes silt sacks in catch basins, a stone construction entrance, erosion control blankets on 2:1 cut slopes and rip rap for scour holes. Landscaping will mostly remain undisturbed. Some vegetation will be cut and landscape plantings will be enhanced with native vegetation, trees, and shrubs.

Site lighting will be metal and uniform in color. Individual poles will be 30' mounting height with 175 watt lighting. At the warehouse and loading dock, bulbs will be 100 watts. All lighting will be full cut off.

Cory Garro, P.E., explained that drainage goes over the land to the west into a low area of wetlands. The parking area and buildings drain to the system on the northeast side of the site. The southeast end drains to a swale which runs along the property line. There is an underground system that ties into the outlet that empties to the northeast. There is a grease and oil trap on the northeast system. With the proposed upgrade, the existing system will not be usable. A hydrodynamic separator will take care of the northeast system. The new drainage system will introduce a scour hole, pull the outlet away from the wetlands and have water flow toward the wetlands. There will be new under drains to mitigate underground issues. There is no need to change the system to the southeast. The system leading to Chapel Road will remain the same, with the addition of one basin off of the new driveway. A traffic study has been submitted to the Town and the State; neither found any significant impact.

Wetlands consist of three areas, one to the west and two pieces in the northeast corner of the site. The northeast corner functions as a drainage swale. It became impractical to stay away from the wetlands on the east and these wetlands were already disturbed from previous development.

Disturbance in the upland review area here will be .83 acres for the building addition and grading for the access drive to the rear. Mr. Garro received comments from Town staff, which are minor and technical in nature and can easily be accommodated with plan modification.

Craig Chase, of Associated Architects, displayed a map with the 69,655 proposed addition in grey. The rest is the existing building, which will remain unchanged. There are ten docks proposed for the loading dock on the north side of the building. He showed an elevation of the building and pointed out the proposed addition, the existing building, the proposed elevation, and the loading dock area.

Dean Gustafson, Senior Wetlands Scientist, was consulted on this project. There are three wetlands areas, two of which are along Chapel Road and are labeled #1 and #3. The third is labeled #2 and is located on the east side of the property. No work directly affects the wetlands. There will be no activity in wetlands numbers 1 and 3. Work will be completed in the upland review area. Approximately .83 acres will be affected; but work will not affect at least 80% of the review area. Wetland #2 is manmade, flows to the north, and is regulated as an intermittent watercourse. In the short term, it will be affected by the proposed construction activities. Long term, it will be affected by storm water discharge from the proposed facility. Improvements will be made to the storm water management system and the water will be properly treated before it is released into the storm water system. Landscaping includes native species. Improvements to the storm water management system will not result in adverse impact to the wetlands.

In response to a question from Mr. Diminico, Attorney Jacobs explained that the applicant already had too much parking because people work in shifts. The work did not need to intrude on nature if it didn't have to.

Ms. Bertotti said Town staff completed its review and two staff members have outstanding comments that are minor and technical in nature. She listed the items remaining and said they can be addressed post approval if the Commission wishes to approve this application.

In response to a question from Mr. Prause, Mr. Garo explained that the proposed drainage system would treat the water before it gets into wetlands #2. There is a buffer area where native plant species will be introduced as an enhancement.

Chairman Sierakowski opened the floor for public comment at this time. No member of the public wished to speak and the hearing on this item was closed.

The chairman closed the Public Hearing portion of the meeting at 8:08 p.m.

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

OFFICIAL TAPE NO. 1088