

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
FEBRUARY 1, 2010**

ROLL CALL:

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

Alternates: Anthony Petrone
Horace Brown
Susan Shanbaum

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

Time Convened: 7:02 P.M.

NEW BUSINESS:

TOWN OF MANCHESTER PUBLIC WORKS – 864 Middle Turnpike West and Olcott Street –
Inland Wetlands Permit (T-506) – Determination of Significance

Assistant Town Engineer Jeff LaMalva explained that the Town is proposing a relocation of the main access to the landfill and the construction of a new administration building. He said this project would meet three goals of improving the operational efficiency and safety by separating residential from commercial traffic; replacing the existing scale and scale house (trailer) which has been outgrown; and by accommodating the expansion of the transfer station.

Mr. LaMalva said the existing site includes the landfill and transfer station, and serves as primary access to the treatment plant and the dog pound. He said the landfill has five to ten years of life under the current permit and there are plans for permit extension.

Mr. LaMalva said the proposed plan relocates the site entrance from Olcott Street to the private road (unofficially named Botticello Drive) which leads from Olcott Street to the Field Services Building. The location proposed for site improvements is part of the landfill area currently used for material stockpiling and composting. It is owned by the Town with a CL&P easement. During the design process many alternatives were explored. This project is outside of the flood plain, but under the proposed design there will be some wetland disturbances. Mr. LaMalva said the cost of \$1 million will be funded from Sanitation Reserve Funds. The plan is to go out to bid late in the spring of 2010 and begin construction this summer.

Design Engineer Derrick Gregor explained that the existing facility has an entrance off of Olcott Street. Currently all users of the site access it using the same entrance and residents must cross commercial traffic to get to the scale house, which is a dangerous condition. There is a limited area available for queue and some vehicles must be weighed upon leaving the site, which causes congestion. Mr. Gregor described the pit scale, with the deck at grade, as being a maintenance issue due to aging and in need of replacement. He said the administration building is a single wide trailer that has been outgrown.

Mr. Gregor said the proposed plan will move the entrance and separate commercial and residential traffic, making the site entrance a much safer area. He said the queue length will be increased to 200', which is almost double the current length. An additional advantage to the new site design is the one way traffic flow. He said there will be separate windows for residential and commercial users of the site. The scale will be elevated 18" above grade, which allows for easier maintenance. In designing the expanded transfer station, an attempt was made to minimize pavement areas. The new building will be serviced by water from the existing water main. He said sewage will be handled by a wastewater grinder pump that will pump into a main line. Other utilities such as electrical, will be brought underground.

Mr. Gregor said stormwater drainage will be addressed by promoting sheet flow and grass swales. There will be limited piping across roads and curbing will be minimized to encourage sheet flow. He said the primary treatment of stormwater will be addressed with an infiltration basin, which has the storage capacity for the first inch of stormwater, then will spill over. The wetland disturbance will be approximately 1,400 square feet within the 100' upland review area. During construction, silt fence and hay bales will be used to control erosion and the disturbed area will be seeded. Mr. Gregor said there will be some additional tree plantings, including shade trees, pine trees, maple, and oak trees. The plan is to leave the existing house operational. Once the new construction is complete, use will be discontinued, he said.

Mr. Bordeaux said most concerns were addressed and the applicant did address the temporary disturbance adequately. He said the Commission needs to make a determination of significance.

In response to a question from Mr. Prause, Mr. Gregor said there will be slight encroachment into the hill. The material is historical fill. Borings were taken and the first 3 to 4 feet is made up of dense material; below that is sandy soil.

Inland Wetlands Permit (T-506) – Determination of Significance

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. Prause seconded the motion and all members voted in favor.

GMRI, INC. – 350 Buckland Hills Drive – CUD Final Plan Modification (G-155)

Ms. Linda Nunn represented the applicant, who would like to repurpose the Smokey Bones Restaurant for use by Longhorn Steakhouse. She said the plan is to keep the structure and relocate the entrance vestibule from the north to the west side. She said some changes will be made to parking but there will be no reductions. The outside will be updated using earth tone materials. Ms. Nunn said landscaping will be addressed on the north and west sides, but the rest is in good shape.

In response to a question from Mr. Sierakowski, Ms. Nunn passed around samples of paint and materials to be used. The main building color will be soft pumpkin, muffin will be used on the

trim areas and a deep red will be used as an accent color. The LED band of lighting shown in the photograph is not proposed for this location. The materials are predominately hearty plank and black siding.

Ms. Bertotti said Town staff reviewed proposed plans and all comments are minor and technical in nature.

CUD Final Plan Modification (G-155)

MOTION: Mr. Kidd moved to approve with modifications contained in a memorandum from Bernard Kalansuriya to Renata Bertotti, dated February 1, 2010. Mr. Diminico seconded the motion and all members voted in favor.

MANDATORY REFERRAL REPORT – Brian Edwards Land Exchange: Lydall Street & Overlook Drive (MR-1001)

Mr. Pellegrini referred to his memorandum of January 20 which explained that the Town is interested in exchanging three acres of land owned by the Town at the end of Overlook Drive for 19 acres owned by Brian and Debra Edwards located in the watershed area. The Planning and Zoning Commission is being asked to make a mandatory referral report. He said this land swap could be a good way to protect the water source and has been identified as a desirable parcel for acquisition by the Land Acquisition Committee.

Mr. Sierakowski said this seems like a good deal and the Commission should make a favorable recommendation.

Brian Edwards Land Exchange: Lydall Street & Overlook Drive (MR-1001)

MOTION: Mr. Dougan moved to make a favorable report to the Board of Directors for the land exchange. Mr. Diminico seconded the motion and all members voted in favor.

ADMINISTRATIVE REPORTS:

Discussion of Proposed Language for Article IV Section 11 – Earth Excavation

Ms. Bertotti reviewed the proposed language for Article IV Section 11.

Mr. Kidd said proposed subsection (h) has to be improved upon; it would be difficult to keep 100' from any property line in a residential area.

Mr. Pellegrini explained this is to regulate crushing and processing associated with subdivisions and not individual building lots.

Mr. Diminico would like to have a mechanism that protects abutters.

Mr. Kidd suggested no crushing and/or processing closer than 100' but at a location approved by the Commission and said it should be looked at on a case by case basis.

Mr. Dougan said he doesn't think the Commission should micromanage a subdivision. There has been one problem developer and the Town should not overreact. He would rather limit the hours of operation the developer is allowed to blast or crush rock.

Mr. Prause commented that the drainage requirements were not copied and Ms. Bertotti

explained those are covered in the subdivision review.

Mr. Prause said there seems to be something more the Commission should be able to do regarding blasting.

Mr. Pellegrini explained that the Fire Marshal regulates blasting. This Article is about crushing. There was a lot of rock in the Birch Mountain subdivision and it looked to residents like a commercial gravel operation. He said the intent of these regulations is to discourage people from needing to do that type of work.

Mr. Sierakowski suggested leaving the 100' requirement but including the words residential property line.

Ms. Shanbaum asked that item 11.07.01, where it states "no building should be erected on premises except a temporary shelter", be clarified. She said it does not say anything about bringing in a construction trailer.

Mr. Diminico said he would like to limit the hours. Ms. Bertotti said the Town Attorney advises against limiting the hours; she will get some feedback from him.

Ms. Bertotti reviewed the comments to be sure she understood the desires of the Commission.

Correspondence regarding proposed expansion of Design Overlay Zone

Correspondence was received from Sanford and Hawley, Inc. asking the Planning and Zoning Commission to reschedule the Design Overlay Zone public hearing.

In response to a series of questions from Mr. Diminico, Ms. Bertotti said that approximately 100 letters were sent to affected property owners on January 16, 2010. There have been a couple telephone calls and Mr. Burkamp came into the office to discuss this item. She said notice is generally given about fifteen days in advance.

Mr. Sierakowski said people were given about one month's notice. The public hearing can be held open if needed. This is the only individual that expressed concern with the date.

Mr. Diminico said he would like the public to have a fair shake, but if the public has been notified, the logistics of noticing the public again would make changing the date difficult. He said the public hearing can be held open or the concerned party can have an attorney represent them at the hearing. He said he favors keeping to the scheduled date.

Mr. Kidd agreed the party may obtain counsel or send a letter to the public hearing. The Commission may see fit to keep the public hearing open as well.

Mr. Prause did not think the Commission should offer to make this a two meeting public hearing. He is in favor of leaving the public hearing on the date originally scheduled.

Mr. Sierakowski agreed with the other speakers.

There was a consensus to go ahead with the scheduled public hearing.

APPROVAL OF MINUTES:

November 16, 2009 – 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.

MOTION: Mr. Prause moved to add the Election of Officers to the agenda as item 5a. Mr. Kidd seconded the motion and all members voted in favor.

ELECTION OF OFFICERS

MOTION: Mr. Dougan moved to appoint Eugene Sierakowski as Chairman. Mr. Diminico seconded the motion and all members voted in favor.

MOTION: Mr. Sierakowski moved to appoint Mr. Diminico as Vice Chairman. Mr. Prause seconded the motion and all members voted in favor.

MOTION: Mr. Diminico moved to appoint Mr. Dougan as Secretary. Mr. Kidd seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS:

TOWN OF MANCHESTER – 550 Lydall Street – Subdivision (T-509); Inland Wetlands Permit (T-510) – two lot residential subdivision.

The chairman closed the business meeting at 10:45 p.m.

I certify these minutes were adopted on the following date:

April 19, 2010
Date

Eugene Sierakowski, Chairman

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

OFFICIAL TAPE NO. 1067 and 1068