

**MINUTES OF PUBLIC HEARING
HELD BY THE PLANNING AND ZONING COMMISSION
JANUARY 20, 2010**

ROLL CALL:

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

Alternates: Anthony Petrone (sitting)
Horace Brown

Absent: Eugene Sierakowski, Chairman
Susan Shanbaum

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

The Vice-Chairman opened the Public Hearing at 7:04 p.m. The Secretary read the legal notice for the application when the call was made.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – regulation amendments to allow residential units above the first floor in B-I, B-II, B-III and NB zones as a permitted use for four or less dwelling units or the combined floor area of 5,000 sq. ft. or less; and as a special exception for five or more units or the combined floor area of more than 5,000 sq. ft. – Zone Regulation Amendments at Article II Sections 10.01.05, 10.04.01, 11.02.11, 12.02.10, 23.01.05 & 23.04.07 (T-502)

Renata Bertotti, Senior Planner, explained that in April, 2009, the Planning and Zoning Commission deleted a provision allowing residences above the first story in B-I, B-II, B-III, and NB zones with the intent to assess whether residential uses above the first story should be regulated. This ran concurrently with the six month moratorium on multi-family housing.

Ms. Bertotti explained that the proposed changes would allow residential units above the first story as permitted uses for four or less dwelling units when they have a combined gross floor area of 5,000 sq. ft. or less. The regulations would also allow residential units above the first story as a special exception when there are more than four dwelling units contained within a property or when a maximum gross floor area of all units combined exceeds 5,000 sq. ft.

Ms. Bertotti reviewed the special exception criteria, which include suitable location, suitable structure, neighborhood compatibility, adequate parking and access, adequate streets, adequate emergency access, adequate public utilities, and environmental protection and conservation. She reviewed maps showing the areas affected by the language change. Compared to text deleted in April of 2009, the new amendment includes changes to the definitions of efficiency, one bedroom and two bedroom units based on their minimum floor area. She said the proposed amendment's parking requirements are also different: one space is required for an efficiency unit and 1.5 spaces for one bedroom or larger. The proposed changes make the regulations consistent

with the Central Business District's requirements. Landscaping requirements provide 100 square feet of landscaped area for each residential unit. Public water and sewer are required.

Ms. Bertotti said Town staff reviewed this application and there are no outstanding staff comments. The application was sent to CRCOG for review. The Planning and Zoning Commission was commended by CRCOG for encouraging mixed uses and a range of housing in the region.

In response to a question from Mr. Diminico, Ms. Bertotti said the efficiency was changed from 450' to 400' to be consistent with other regulations in Town.

Mr. Diminico asked anyone wishing to speak in favor of or in opposition to this application to come forward.

Mr. Bob Hetzel, 83 Starkweather Street, is in favor of making space available for smaller units. The elderly, students, and recent graduates would benefit. It may also help retain younger people in Town. He thinks, the more liberal the regulations, the better.

The public hearing on this item was closed.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – regulation amendment regarding minor changes to approved special exceptions – Zoning Regulation Amendments: Article IV, Section 20.01.03 (T-504)

Renata Bertotti, Senior Planner, reviewed minor changes to approved special exception plans. The intent of the change is to add a section which will allow the Chairperson of the Planning and Zoning Commission and the Director of Neighborhood Services and Economic Development to approve minor changes to approved plans. This will expedite approval for minor changes and avoid burdening the PZC agenda. She explained that similar provisions exist for minor changes to final plans in PRD, CUD, and Design Overlay Zones. Ms. Bertotti reviewed the types of changes the Chair and the Director may approve.

Ms. Bertotti said Town staff has reviewed this application and there are no outstanding staff comments. CRCOG has also reviewed the application and finds no conflict with regional plans.

In response to a question from Mr. Prause, Mr. Pellegrini said the current process does not include reporting back to the Commission, but it could be done if that is preferred.

Mr. Brown suggested inserting “approved site development plan or building architecture” in the fourth line from the end. He dislikes the reference to the Director of Neighborhood Services and Economic Development. He would prefer to see Director of Planning as it is more logical.

Mr. Diminico suggested sending a memorandum to the General Manager asking that the title of Director of Neighborhood Services and Economic Development be changed to Director of Planning. The spirit of this amendment is to streamline processes. He asked if there is a provision for a designee in the absence of either the Chair or the Director.

Mr. Dougan thought the Vice-Chair should fill in for the Chair and Mark could designate a Senior Planner.

Mr. Diminico opened the floor for public comment. There being no public comment, the vice-chairman closed the public hearing portion of the meeting at 7:36 p.m.

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

OFFICIAL TAPE NO. 1065