

**MINUTES OF BUSINESS MEETING  
HELD BY THE PLANNING AND ZONING COMMISSION  
JUNE 21, 2010**

**ROLL CALL:**

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

Alternates: Anthony Petrone (sitting)  
Horace Brown (sitting)  
Susan Shanbaum (sitting for R-123)

Absent: Joseph Diminico, Vice Chairman  
Eric Prause

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: 7:00 P.M.

**OLD BUSINESS:**

APPROVAL OF MINUTES:

February 17, 2010 – Public Hearing/Business Meeting

**MOTION:** Mr. Dougan moved to approve the minutes with a correction. Mr. Kidd seconded the motion and all members voted in favor.

March 15, 2010 – Business Meeting

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

April 7, 2010 – Public Hearing/Business Meeting

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

April 19, 2010 – Business Meeting

**MOTION:** Mr. Dougan moved to approve the minutes with corrections. Mr. Kidd seconded the motion and all members voted in favor.

## **NEW BUSINESS:**

### JAMES GEYER – 20 Reed Drive – installation of 10’ x 16’ shed in wetlands – Inland Wetlands Permit/Determination of Significance (G-157)

Mr. James Geyer, 20 Reed Drive, explained that his property is in the wetlands per the Town map. He has a field with a small garden and a pond. There is an 8' x 12' shed that is over 20 years old on the property. He would like to remove this shed and replace it with a new 10' x 16' shed. The work is down hill from the pond, and 100' from the stream. Nothing from the site reaches the pond or stream.

Mr. Bordeaux explained that the applicant's intent is to replace the existing shed in the same position. There is a watercourse along the northern property boundary. The property has a regularly maintained lawn with an existing garden.

In response to a question from Mr. Sierakowski, Mr. Bordeaux said it is his opinion that this action poses no significant impact to the wetlands.

In response to a question from Mr. Dougan, Mr. Geyer said the existing shed is lower in elevation than the pond. The pond was formed when a previous owner, a farmer, plowed a berm to dam the stream, creating a pond for the cows.

In response to a question from Mr. Kidd, Mr. Bordeaux said the structure is in the wetlands, according to the map provided when the subdivision was accepted.

In response to a question from Mr. Kidd, Mr. Geyer said he stores garden tools, a lawnmower, wheelbarrow, and items for his 20' x 50' vegetable garden in the shed. The garden is in the wetlands also.

In response to a question from Mr. Kidd, Mr. Bordeaux said the shed was in existence for a long time and the land was used for agricultural purposes before it was maintained as a back yard.

Mr. Kidd expressed concerns about setting precedence. Just because a structure is existing in this location, he is unsure about allowing a structure to be rebuilt in the wetlands.

Mr. Bordeaux explained that because of the nature of the existing landscape, the property no longer provides any wetland "value."

Mr. Geyer added that he owns the lot next door to his property, which does have an area of wetness and was approved as a building lot. He has maintained the property in its natural condition for 22-24 years and has no intention of building on it.

Mr. Pellegrini explained that the Commission should consider the impact of the shed on this location. There has been a shed there for some time; long enough that it needs to be replaced. The question is whether the shed will have a negative impact on the wetland.

In response to a question from Mr. Brown, Mr. Geyer said the existing shed is on piers, but he has not decided how the new shed will be placed. If he purchases a Kloter Farms shed, it will be placed on gravel; if he builds it himself, he would use piers.

Mr. Bordeaux said that either would be adequate as far as the impact to the wetlands. There are no outstanding staff comments. The Zoning Enforcement Officer asked, via Mr. Bordeaux, that the applicant be reminded that building permits will be required.

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

MOTION: Mr. Dougan moved to make the determination that the proposed activities would not cause a significant impact to the wetlands and will not require a public hearing. Mr. Brown seconded the motion and all members voted in favor. Mr. Petrone sat for this item.

Inland Wetlands Permit (G-157)

MOTION: Mr. Brown moved to approve the inland wetlands permit for one year. Mr. Kidd seconded the motion and all members voted in favor. Mr. Petrone sat for this item.

FAIRWAY CROSSING LLC – 104 & 104A Glode Lane and 1769 Tolland Turnpike – construction of 46 residential units, site utilities, associated roadways, grading and landscaping – PRD Zone Final Plan (F-154); Erosion Control Plan (F-155)

Attorney Chris Stone, Chadwick & Stone, spoke on behalf of the applicant. This application is part of a larger piece of property separated by the Town line. The total property is 50 acres, 21 of which are in Manchester. The original design of the development called for 48 units in Manchester; that has been reduced to 46 units. The applicant originally applied in the fall of 2009. After receiving extensive comments, the application was withdrawn without prejudice. This property was zoned industrial and has been rezoned to PRD. A wetlands permit was granted and the Inland Wetlands Agency required a conservation easement; an agreement was reached on terms. Attorney Stone is aware of sewage issues that need to be addressed. Water will be provided to the site through Manchester. A conservation easement will be in place. The buildings consist of 36 single-family units and 10 duplexes.

In response to a question from Mr. Sierakowski, Attorney Stone said there are five buildings that make up 10 duplex units.

In response to a question from Mr. Dougan, Attorney Stone said that the intent is for these units to be owner occupied. The bylaws call for certain characteristics of owner occupied and the value will be between \$275,000 and \$300,000. In most cases, the units will be owner occupied, but there is nothing preventing an owner from renting a unit out.

Everett Milan, Project Engineer, explained that the development is located on the town line. It is accessed through two main roads, one being Ice Pond Road in East Hartford and one being Gear Drive in Manchester. A third access point is to be used for emergency only and is off Glode

Lane. It will be gated off and maintained by the association. Glode Lane will be upgraded and widened as part of Phase 3.

The project consists of six individual stages. Phase 1 and 2 take place in East Hartford. Phase 3 includes work in East Hartford and the access road from Geer Drive and Glode Lane. Phases 4, 5, & 6 include the work to take place in Manchester.

Landscaping includes trees and landscaping in front of the units and along pathways. The area from Geer Drive to the community area is connected. Some woods will be left along the north and in the middle of the Manchester portion.

Water will be from an existing main on Geer Drive and will loop around and reconnect. The sanitary sewer will be a gravity system that extends into East Hartford and connects to MDC. Gas is proposed through Ice Pond Road and Geer Drive. Storm water management will be achieved through catch basins and piping in the roads. Water quality basin will have plantings designed to remove nutrients before the runoff enters the wetlands on the south of the site.

The Erosion and Sedimentation Control Plan includes construction entrances at Geer Drive and Clubhouse Road. The cross-hatched areas on the map are the stockpile areas, which will be surrounded by silt fence. The catch basins will be surrounded by hay bales and contain silt sacks. The gross particle separator will be sized per Town criteria and will remove oils. The structure will be maintained by the association. There is a 25' easement along the wetlands along the south end of the site between the wetlands and the adjoining units.

Mr. Dave Holmes, Architect, explained that the design has not changed, and reviewed the design of the units for Commission members. The units are designed with traditional architecture with features complimenting each other, such as hip roofs, front porches, cathedral ceilings, bays, nooks, cultured stone, cedar shakes, and architectural shingles. Mr. Holmes reviewed the six types of units.

Attorney Stone said he and the applicant are proud of the development. It is a nice fit, not a cookie cutter development. The nuances compliment other developments in Manchester. The development has walkways, is close to a golf course, and open space.

In response to a question from Mr. Sierakowski, Attorney Stone said the location of the units was driven by the wetland boundary; there are no units in the wetlands. The line of the conservation easement is not a straight line, but will be marked and clear. The area within the easement will be maintained in its natural state.

In response to a question from Mr. Brown, Mr. Milam said that Ice Pond Road would be a private road. It will be widened, but remain private. Attorney Stone added that it would be maintained by the association.

In response to a question from Mr. Brown regarding the location where Ice Pond Road meets Tolland Turnpike, Ms. Bertotti said the plans were examined during the preliminary plan review and the Traffic Engineer had no concerns at that time.

In response to a question from Mr. Kidd, Attorney Stone said the open space and walkways would be maintained by the association. Final approvals are in place with East Hartford.

Ms. Bertotti reviewed her memorandum addressed to the Planning and Zoning Commission, including the increased area of open space, the reduction in the number of units, and the reduction in parking. The preliminary plan had four visitor spaces, which was more than necessary and the applicant removed them from the plan. Two conditions of approval for the preliminary plan of development were: 1) that the applicant modify the phasing plan, which is complete; and 2) that the water service be maintained by the applicant if the Town does not have an agreement in place with MDC. The Town does not have an agreement; there is a draft agreement very similar to the agreement with other towns. Ms. Bertotti said she was informed by the Town Water and Sewer Department Utility Engineer, Mr. Richard Staye, that the Town expects an agreement will be made soon. The water mains have been located and designed to the Town standards. The owner can maintain them until the agreement is executed. Staff has reviewed this application and there are three minor, technical modifications recommended.

#### PRD Zone Final Plan (F-154)

**MOTION:** Mr. Kidd moved to approve with modifications as noted in memoranda from Raymond Myette to Renata Bertotti, dated June 18, 2010; Nick Francione to Renata Bertotti, dated June 18, 2010; and James Davis to Renata Bertotti dated June 10, 2010, because it is consistent with the PRD Preliminary Plan. Mr. Petrone seconded the motion and all members voted in favor.

#### Erosion Control Plan (F-155)

**MOTION:** Mr. Kidd moved to approve the erosion control plan with modifications noted in memoranda from Nick Francione to Renata Bertotti, dated June 18, 2010; and James Davis to Renata Bertotti dated June 10, 2010. Mr. Brown seconded the motion and all members voted in favor. Mr. Petrone sat for this item.

#### JOHN REICHELTL – 98 Forest Street – Historic Site Plan (R-123) – Reapproval

Ms. Bertotti explained that on April 19, 2010, the Planning and Zoning Commission approved a historic site plan for this property. Upon approval, the Planning Department did not publish the legal notice and send the decision in the mail. Failure to publish the decision rendered voids any decision made. To fix this problem, Ms. Bertotti asked that the Commission reapprove this application.

#### Historic Site Plan (R-123) – Re-approval

**MOTION:** Mr. Kidd moved to re-approve the historic site plan. Mr. Dougan seconded the motion and all members voted in favor. Mr. Petrone recused himself from this application; Ms. Shanbaum sat in his place.

#### **RECEIPT OF NEW APPLICATIONS:**

TOWN OF MANCHESTER PUBLIC WORKS – 560 & 570 North Main Street – Inland Wetlands Permit (T-516); Flood Plain Permit (T-517) – repair of existing storm drainage outlet structure.

The chairman closed the business meeting at 8:41 p.m.

I certify these minutes were adopted on the following date:

08/09/2010

Date

Eugene Sierakowski, Chairman

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

OFFICIAL TAPE NO. 1082, 1083