

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

ROLL CALL:

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

Alternates: Anthony Petrone (sitting)
Horace Brown
Susan Shanbaum

Absent: Kevin Dougan, Secretary

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

Time Convened: 7:02 P.M.

MOTION: Mr. Prause moved to reverse the order of the agenda to hear the New Business application before the Old Business application. Mr. Diminico seconded the motion and all members voted in favor.

NEW BUSINESS:

629 LLC – 629 Middle Turnpike East – color changes to approved building materials – SDC Site Plan Modifications (S-218)

Mr. James Aldrich spoke on behalf of the applicant seeking approval for changes to the building's siding and roofing colors. The approved colors were gray siding with dark gray roofing shingles. The intent of using two shades of gray remains, but the colors will be modified. He provided samples of the proposed materials. Mr. Aldrich displayed a map of the neighborhood and described the different colors on nearby buildings.

In response to a question from Mr. Diminico, Mr. Aldrich said the door will still be red in color, but it may be modified a shade or two.

Mr. Pellegrini said there are no outstanding staff comments.

SDC Site Plan Modification (S-218)

MOTION: Mr. Diminico moved to approve the site plan modification. Mr. Kidd seconded the motion and all members voted in favor.

OLD BUSINESS:

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Map Amendment – Design Overlay Zone (T-505)

Mr. Pellegrini was asked to provide information on design overlay reviews during the last meeting. He said there have been fourteen reviews since the Design Overlay Zone was implemented and there have been no issues or disputes. There have been instances where applicants have been asked to look at different screening or change a handicap ramp, but those requests were always accommodated. He noted Town staff provided small scale maps so Commission members could see the proposed Design Overlay Zone properties and the surrounding zoning in some detail.

Mr. Kidd said he understands the purpose of the Design Overlay Zone is to retain an area's distinctive character. The zone itself may be smaller than the area it is being influenced by. He asked if this was a fair statement and was answered in the affirmative. He added that properties do not all have to lie within the zone to be considered a point of reference. With that in mind, it would seem to make a bit more sense if things were regulated contiguously. Zoning single properties in the Design Overlay Zone gets more difficult to regulate.

Mr. Diminico said it does not make sense to compare properties in the Design Overlay Zone with properties not in the Design Overlay Zone. He said he thinks the Commission needs to look at a general area. This would serve the best interest of the Commission in the long run. He said it is perplexing to only consider business properties. He said the report from Sanford & Hawley brings up a good point. That particular property would be the only property in the Design Overlay Zone. It would not be in a contiguous overlay zone with any other properties in the area. He looked at the maps provided and tried to group the properties. There are just a few properties all by themselves. He thinks the flaw is that only business zones were picked. Mr. Diminico said he has doubts about how to proceed from here.

Mr. Prause reminded fellow members that the Commission got to this point by trying to address residential units above commercial properties. He recommended a special exception for residential units above commercial uses to allow for review and public comment, and to forego the Design Overlay Zone approach.

Mr. Petrone said he agrees with Mr. Prause's comments. He said it makes sense to use the same regulations for all properties. He asked what would happen if a property owner wanted to make any changes in the Design Overlay Zone. Mr. Pellegrini explained that an administrative review would occur. The applicant could request to come before the Commission if he or she desired.

Mr. Sierakowski said because the regulations are there, the applicant has in mind that he needs to put his best effort forward in the beginning. A plan needs approval, but is not a burden to the applicant. Mr. Diminico asked for a review of the differences to the applicant when guided by design overlay or special exception approval and Mr. Pellegrini obliged. Mr. Kidd said he is not in favor of special exception criteria across the board.

Mr. Diminico agreed with Mr. Kidd that special exceptions take more time and are more costly. He went down the list of properties and would be willing to discuss which properties should be included map by map. There are properties on the list which he thinks should not fall into the

Design Overlay Zone. In certain areas of Town, older buildings should be part of the overlay zones. The Commission needs to look at the different areas of Town and expand and delete from the zone. He does not want the Commission to limit itself and wants to be sure it is looking at the big picture. Commission members went through the maps and removed some properties from the proposed Design Overlay Zone. Mr. Pellegrini will write a motion that includes the properties to be included and be sure to address properties the Commission would like to re-examine in a future agenda.

Zoning Map Amendment – Design Overlay Zone (T-505)

MOTION: Mr. Diminico moved to table action on this application. Mr. Kidd seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS:

629 LLC – 629 Middle Turnpike East – SDC Site Plan Modification (S-218) – color changes to approved building materials.

TOWN OF MANCHESTER – 550 Lydall Street – Erosion Control Plan (T-512) – for a residential subdivision.

CHURCH OF PENTECOST, INC. – 748 Tolland Turnpike – Special Exception Modification (C-227) – miscellaneous changes to approved site plan.

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

THRALL DESCENDANT’S TRUST – 40 Glen Road – Inland Wetlands Permit (T-513) – resubmission of expired approved inland wetlands permit.

The chairman closed the business meeting at 8:45 p.m.

I certify these minutes were adopted on the following date:

May 3, 2010
Date

Eugene Sierakowski, Chairman

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

OFFICIAL TAPE NO. 1072 and 1073