

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
MAY 3, 2010**

ROLL CALL:

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

Alternates: Anthony Petrone
Horace Brown
Susan Shanbaum (sitting)

Absent: Kevin Dougan, Secretary

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: 7:38 P.M.

NEW BUSINESS:

RLM TRAINING, LLC – 642 Hilliard Street – health and recreation club under Article II
Section 16.15.02(g) – Special Exception (R-122)

Special Exception (R-122)

MOTION: Mr. Kidd moved to approve the special exception because it is an appropriate use for the location. Mr. Prause seconded the motion and all members voted in favor.

FRANK & EVELYN LIVINGSTON – 98 Bayberry Road – Inland Wetlands Permit –
Determination of Significance (L-123); Inland Wetlands Permit (L-123)

Frank Livingston, 98 Bayberry Road, explained he was seeking approval to install a pool, patio and pool shed within a 100' regulated area. Because he thought the wetlands map was outdated, he hired a soil scientist who delineated the wetland soils. There is a pond to the east of the property two parcels away. Mr. Livingston is proposing the installation of an 18' x 38' in ground swimming pool surrounded by a concrete patio. The entire area of disturbance is 3,000 square feet, including the patio. A pool shed is proposed just outside the patio area. He is requesting permission to remove five trees, the locations of which were shown on the map.

In response to some questions from Mr. Diminico, Mr. Bordeaux said he had been to the property but not in the rear yard. Mr. Bordeaux said when a subdivision applicant provides field delineation provided by a soil scientist, the Town considers that delineation when making its decision. Since the subdivision was approved, the water stream is collected in a series of catch basins. He said he found the updated survey information acceptable.

In response to a question from Mr. Diminico, Mr. Livingston said he would be installing a DE filter that would have to be back flushed about two or three times per year. There will be 80 to 100 gallons of water per flush, which will go toward the southern portion of the property, toward the drainage system area.

In response to a question from Mr. Kidd, Mr. Bordeaux said the aerial photograph provided by the applicant shows the three trees to be removed. His only comment was that if PZC approves cutting them down there should be no removal of stumps or roots in order to keep the soil intact.

Mr. Bordeaux said there are no outstanding staff comments, but because there is a septic system in the front yard, it needs to be flagged to avoid heavy equipment traffic.

Inland Wetlands Permit – Determination of Significance (L-123)

MOTION: Mr. Kidd moved that the proposed activities would not cause a significant impact to the wetlands and will not require a public hearing. Mr. Diminico seconded the motion and all members voted in favor.

Inland Wetlands Permit (L-123)

MOTION: Mr. Kidd moved to approve the inland wetlands permit for two years from the start of construction. Mr. Diminico seconded the motion and all members voted in favor.

WILLIAM HOCH – 964 Middle Turnpike East – grading in regulated area – Inland Wetlands Permit – Determination of Significance (H-199); Inland Wetlands Permit (H-199)

Mr. Hoch, 964 Middle Turnpike East, explained that his property is being used by the company building the Bolton Lake Sanitary Sewer extension as a staging and as a soils stockpile area. Mr. Hoch said he would like to beautify the corner of his property and restore the area to lawn. He would use the stock and topsoil in this portion of the property to fill in a portion of his rear yard.

Mr. Bordeaux said he went to the site last fall; the contractor is stockpiling material on this property. Mr. Hoch's intention is to use some of the material to grade his back yard and plant seed. Grading will not go into the wetlands area, but a significant portion of the upland review area. Work will extend beyond 50', likely up to within 20'.

Inland Wetlands Permit – Determination of Significance (H-199)

MOTION: Mr. Kidd moved that the proposed activities would not cause significant impact to the wetlands and will not require a public hearing. Ms. Shanbaum seconded the motion and all members voted in favor.

Inland Wetlands Permit (H-199)

MOTION: Mr. Diminico moved to approve the inland wetlands permit for five years with two years to complete work in the regulated area. Mr. Prause seconded the motion and all members voted in favor.

MANCHESTER MEMORIAL HOSPITAL – 100 Haynes Street – construction of an outdoor sitting area – Special Exception Modification (M-384)

Mr. Philip Doyle, on behalf of the applicant, displayed a map showing the approved oncology building outlined in blue. The front of the building is two stories and the back one story. The original plan calls for three linear accelerators, but only two have been approved, he said. The applicant is awaiting approval from the State for the third, which may take several years. This left about 1,200 square feet of area not in use. The applicant would like to provide a sitting area in this space. The proposed plan will install pavers, a sitting wall, a fountain and pool, and trellis at the southwest corner of the building. It will provide patients and staff space for reflection or relaxation.

Special Exception Modification (M-384)

MOTION: Ms. Shanbaum moved to approve the special exception modification. Mr. Diminico seconded the motion and all members voted in favor.

THRALL DESCENDANT'S TRUST – 40 Glen Road – resubmission of expired approved inland wetlands permit – Inland Wetlands Permit (T-513) – *request for extension*

Ms. Bertotti explained the Town received a request for an extension for their wetlands permit and has been awaiting plans. They were received Thursday but Town staff has not had a chance to review them. She asked the applicant to review for the Commission the differences between the previously approved plans and the latest proposal.

Mr. Ian Bushnell, professional engineer, represented the applicant. He said two years ago a plan was submitted to address a large area of erosion adjacent to Birch Mountain Brook near the parking lot for the school buses and a maintenance facility. The applicant developed a plan to route the water to a flat area near the brook. Last year this area was very wet and the applicant had trouble locating and securing the amount of fill required for this project, and the previous permit expired. The revised plan will route a drainage pipe through the wooded area and use four 10' drop inlet structures. He said it is a longer route, but should minimize the discharge's velocity at the outlet. The topsoil will be saved and grass reestablished. The permanent turf will be reinforced with matting and riprap. Near the regulated area an armored bank with riprap will be used along with a scour hole. Silt fence and hay bales will be used at the outlet for erosion control during construction. He recommends that as a section is completed, stabilization be put in place to minimize erosion.

Mr. Bushnell proposed a sediment pool/erosion check dam to catch any washout. Some fill is on site now and he proposed to fill in the shallow area, working with what is there. The steep slope in the washed-out area will be stabilized with available material on site. The outlet will be discontinued and no water from the parking area will flow toward the brook.

Mr. Pellegrini explained that the request for extension is so that Town staff has time to review plans and make comments.

Inland Wetlands Permit (T-513) – Request for extension

MOTION: Mr. Kidd moved to grant a 35-day extension to consider this application. Mr. Diminico seconded the motion and all members voted in favor.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – revisions to the Zoning Regulations to address crushing and/or processing of rock or earth material in approved subdivisions – Zoning Regulation Amendment: Article IV, Section 11.02.01(d), 11.03.02(a) and add new section 11.07 (T-514)

Zoning Regulation Amendments: Article IV, Sections 11.02.01(d), 11.03.02(a) and add new Section 11.07 (T-514)

MOTION: Mr. Diminico moved to approve the zoning regulation amendments because they are appropriate to the regulation of processing and crushing of earth materials in subdivisions, to be effective May 10, 2010. Mr. Kidd seconded the motion and all members voted in favor.

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

PRD Zone Final Plan (F-154); Erosion Control Plan (F-155) – Request for extension

MOTION: Ms. Shanbaum moved to grant a 65-day extension to consider this application. Mr. Prause seconded the motion and all members voted in favor.

APPROVAL OF MINUTES:

January 20, 2010 – Public Hearing/Business Meeting

This item was tabled by consensus to research a discrepancy in the minutes.

March 1, 2010 – Business Meeting

MOTION: Mr. Prause moved to approve the minutes as written. Mr. Diminico seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS:

MANCHESTER MEMORIAL HOSPITAL – 100 Haynes Street – Special Exception Modification (M-384) – construction of an outdoor sitting area.

The Chairman closed the business meeting at 8:50 p.m.

I certify these minutes were adopted on the following date:

Date

Eugene Sierakowski, Chairman

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

OFFICIAL TAPE NO. 1078, 1079