

**MINUTES OF PUBLIC HEARING
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

The Chairman opened the Public Hearing at 7:03 p.m. The Acting Secretary read the legal notice for the application when the call was made.

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

On behalf of his business partners, Mr. Jeremy Clark explained that RLM Training is a small cross-training company catering to small groups, mostly police officers, military, fire, and SWAT personnel. Typically, a location such as this only has 50-100 members. The focus is on individual training. About one-quarter of the traffic generated by this business will be during peak traffic hours. No groups larger than ten will ever be in the facility. Mr. Clark explained that PAL and RLM shared space on Hartford Road. When PAL discovered the Hilliard Mills, they recommended a site about two spaces down from their own. The small space is perfect for RLM, Mr. Clark said.

In response to questions from Mr. Diminico, Mr. Clark said the business will have about 50 customers after about one or two years. In the beginning, the number of customers will be closer to 20 or 30 per week. The company runs a decent amount of classes but each class does not contain a large number of students, generally four or five at a time. Mr. Clark explained that two days a week, RLM would open at 6:00 a.m. and have classes every hour until 9:00 a.m. Three days a week, RLM will open at 7:00 a.m. Monday through Thursday afternoon, classes will run from 3:00 to 6:00 with no classes on Friday afternoon. Classes are allotted one hour, but generally run anywhere from 20 minutes to 50 minutes. Mr. Clark distributed a handout containing the hours.

In response to a question from Mr. Sierakowski, Mr. Clark said there are 12 parking spaces.

Peter Bonzani, owner of Hilliard Mills, explained the applicant would need their maximum parking in the off hours compared to other tenants. He said there is definitely provision for 12 spaces. Work on the west parking lot is in its final stages and will be completed before this tenant moves in, he said. By adding RLM to the tenant list, 30 parking spaces maximum will be needed. There are 26 spaces available in the center lot. There are currently 23 spaces available in the west lot, but when paving is completed, there will be 33. Paving is scheduled for May 24 and will take two days to complete.

Ms. Bertotti said Town staff has reviewed this application and there are no outstanding comments. The applicant received a variance for the separation distance between residential and health clubs in an Industrial Zoned district.

The Chairman opened the floor for public comments at this time.

Mr. Joel White, a Manchester resident and a lead instructor for the PAL martial arts program, spoke as a resident and a person currently involved with this business. PAL has shared space and rotated schedules with RLM at a location with very limited parking. There have never been any issues. Mr. White is in favor of approving this application. PAL and RLM have a good relationship and he looks forward to it continuing.

There being no further public comment, the hearing on this application was closed.

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, Sections 11.02.01(d), 11.03.02(a) and add new Section 11.07 (T-514)

Ms. Bertotti began her Powerpoint presentation by reviewing the background information on this application. The subdivision regulations were amended in August 2009. As part of that process it was decided that rock crushing or processing would be regulated as an activity in the zoning regulations, rather than by volume in the subdivision regulations. The amended zoning regulations would regulate the crushing and processing of rock or earth material in approved subdivisions and require site plans associated with excavation permit applications to be submitted at a scale of 1"=40'.

Ms. Bertotti reviewed the current section that pertains to rock crushing and processing. She then reviewed the proposed changes to Article IV Section 11 and described a new section, Article IV, Section 11.07. Section 11.07 would provide for a public hearing, proposed hours submitted with the application (and the ability of PZC to modify them), limits on work within 300' of any property line, minimization of nuisances, limits on stockpiling, minimization of truck access, a requirement for a performance bond, and the applicant to repair any damage to public infrastructure.

Ms. Bertotti submitted the application to CRCOG and circulated it among Town staff. There are no outstanding staff comments and CRCOG found no current conflict with regional plans. She also notified Joel Janenda, who had represented Mr. Ansaldi when the subdivision regulation amendment was heard last year. Attorney Janenda had one comment about subsection e, which

is not part of this amendment. She said Attorney Janenda's concerns did not apply to this application.

The Chairman opened the floor for public comment at this time. There being no public comment on this application, the Chairman closed the Public Hearing portion of the meeting at 7:38 p.m.

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

OFFICIAL TAPE NO. 1078