

**MINUTES OF BUSINESS MEETING  
HELD BY THE PLANNING AND ZONING COMMISSION  
OCTOBER 18, 2010**

**ROLL CALL:**

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

Alternates: Anthony Petrone  
Horace Brown

Absent: Susan Shanbaum

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

Time Convened: 7:08 P.M.

**NEW BUSINESS:**

MANCHESTER PUBLIC SCHOOLS – 57 Hollister Street – Special Exception (M-386)

Special Exception (M-386)

**MOTION:** Mr. Dougan moved to approve the special exception to install an 8' x 12' prefabricated storage shed at Manchester Head Start Elementary School. Mr. Prause seconded the motion and all members voted in favor. The reason for the approval was the proposed special exception is consistent with zoning regulations.

FAITH TABERNACLE – 110 Utopia Road – Special Exception Modification (F-160) – to install three prefabricated sheds at a place of worship in an Industrial zone.

Kurt Stefanovicz, Associate Pastor at Faith Tabernacle, said this special exception application is to install three storage sheds at 110 Utopia Road. Two sheds are 12' x 20' in size and their proposed location is on the south side of the site adjacent to the parking area. The third shed is 10' x 14' and its proposed location is on the southwest corner of the site. All sheds will be placed on gravel surfaces and will be used to store tables, chairs, supplies, and conference equipment.

Ms. Bertotti said there are no outstanding staff comments.

In response to a question from Mr. Sierakowski, Mr. Pellegrini said the plan indicates materials will be T1-11.

Mr. Stefanovicz added that the sheds will be the same color as the church, thundercloud grey.

Special Exception Modification (F-160)

**MOTION:** Mr. Dougan moved to approve the special exception modification to install three prefabricated sheds at a place of worship. Mr. Kidd seconded the motion and all members voted in favor. The reason for the approval was the proposed special exception modification is consistent with zoning regulations.

RICHARD P. HAYES & PLEASANT VALLEY ROAD LLC – 1471 & 1483 Pleasant Valley Road – Subdivision (H-205) –subdivision in a General Business zone.

Peter Henry, Holmes & Henry, spoke on behalf of the applicant, regarding two pieces of property. Property A, outlined in green on the map he displayed, is owned by PVR, LLC. Property B, outlined in yellow, is owned by Richard P. Hayes. Parcel A has the offices of Hayes Corporation and Hooters Restaurant on it. Parcel B has a building currently under construction that will become the offices of Hayes Corporation. The subdivision will create Parcel C, highlighted in blue, which has one foot of frontage on Pleasant Valley Road. Parcel B will be reduced in size and will also have one foot of frontage on Pleasant Valley Road. At this point, no building is planned on Parcel C. Staff comments have been addressed except for Nick Francione's request for drainage detail; the applicant is in the process of resubmitting this.

In response to a question from Mr. Sierakowski, Mr. Henry said the existing driveway is used for both Hooters and the offices of Hayes Corporation. That driveway will be extended into Parcel B.

Ms. Bertotti said Town staff has reviewed this application and as the applicant stated, all comments have been addressed except for Mr. Francione's request for drainage details.

In response to a question from Mr. Diminico, Mr. Henry explained that the lot was split in 2003 and Parcels A and B were created at that time. It is possible that Lot C could be subdivided further; the applicant would need to come before the Planning and Zoning Commission to do so.

Subdivision (H-205)

**MOTION:** Mr. Kidd moved to approve the subdivision with modifications as recommended in the staff memorandum from Renata Bertotti, Senior Planner, dated October 18, 2010. Mr. Diminico seconded the motion and all members voted in favor.

CLEARWIRE, LLC – 150 Pine Street – Historic Site Plan (C-228) – to install telecommunication antennas on the Ribbon Mill smoke stack in a Historic zone.

Rob Stanford, 21 Karen Drive, East Hampton, spoke on behalf of the applicant. Clearwire, LLC would like to install wireless telecommunication equipment in the Historic zone. His colleague appeared before the Historic Commission, which raised a concern about the antenna on the stack. Mr. Stanford explained that on the original plans, it appears that the antenna is going past the top of the stack; that is not the intention.

Ms. Bertotti further explained that the original drawings submitted with the application showed a dish antenna at a height elevation that exceeded the height of the smoke stack. In the detail provided to the Planning and Zoning Commission, that has been addressed.

Mr. Stanford stated that an additional dish was originally planned but due to its size, the Historic District asked the applicant to relocate it. Clearwire, which is 50% owned by Sprint, is trying to locate its equipment on existing sites, not build new tower sites. All equipment is contained within the existing shelter.

Mr. Diminico said the proposed antennas are obtrusive. He wondered if anyone has thought about when enough is enough. It is inappropriate to put all of these antennas in the Cheney Historic District.

Mr. Pellegrini explained that this applicant is here because this is an exterior modification to a building in the Historic zone. Historic zone regulations include this as a permitted use. There are antennas on the Clock Tower smoke stack in the Historic zone. Discussions about the antenna are usually about camouflaging them. In order to have wireless communications, we need to have these antennas. The industry, Siting Council and municipalities generally prefer that the antennas be located on existing buildings, limiting the number of mono or lattice poles that have to go up to provide coverage.

Mr. Dougan agreed with Mr. Diminico's comments that these are not appropriate in the Historic zone. The smoke stack on which the proposed antennas are being placed is on a building built in the early 20<sup>th</sup> century. If the goal is to try to preserve the character of the Historic zone, these are not appropriate. He conceded that this is an Industrial zone and the Cheney family probably would have jumped on an opportunity like this.

In response to a question from Mr. Dougan, Ms. Bertotti said the Historic Commission recommended a favorable approval. The Historic Commission has not discussed limiting the number of antennas, she said.

Mr. Prause read that antennas are a permitted use in the Historic zone regulations, but he does not think these are camouflaged. He does not think this falls within the permitted use according to the regulations.

Mr. Stanford explained there is a difference between stealth and camouflage. Camouflage means the equipment must be painted to match; the antenna currently mounted on the smoke stack is painted to match the brick. When one pulls into the parking lot, his eye is not immediately drawn to it.

Mr. Kidd said he does not like what is there at all and would rather not see it in the Historic zone, but it is a permitted use. The Commission cannot arbitrarily deny an application. The regulations can be changed to limit this type of use, but Mr. Kidd believes the Commission should approve this application at this point.

Historic Site Plan (C-228)

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

MANDATORY REFERRAL REPORT – acquisition of a portion of 637 South Main Street for public recreation purposes (MR-1004)

Mr. Pellegrini explained that part of 637 South Main Street is a property the Town is interested in acquiring. It has been used as a tee box by Manchester Country Club for some time. There have been negotiations between the Town and the Carlson family for many years regarding this property. The Planning and Zoning Commission is being asked to make a recommendation regarding the acquisition of this land to the Board of Directors. If the Commission makes a favorable recommendation, a simple majority vote is fine. If the Commission finds the acquisition is not favorable, a two-thirds vote is needed. Town staff feels it is desirable to make this acquisition, as it is appropriate within the Recreation and Open Space portions of the Plan of Conservation and Development.

In response to a question from Mr. Sierakowski, Mr. Pellegrini explained that the Town and the Carlson family began negotiations 15 to 20 years ago but have not yet reached an agreement. Manchester Country Club has been using this land for many years but there really is no arrangement. The Town Attorney has said the Town can make the argument that because it has been using this land for so long, it is Town land, but the Town would like to provide just compensation.

Mandatory Referral (MR-1004)

**MOTION:** Mr. Diminico moved to recommend the Board's acquisition of the parcel because it is consistent with the Town's goal for preservation of open space. Mr. Dougan seconded the favorable recommendation and all members voted in favor.

**ADMINISTRATIVE REPORTS:**

Mr. Pellegrini referred to a memorandum dated October 15, 2010 summarizing a recent workshop regarding zoning regulation amendments for application requirements. The first part refers to process and procedural suggestions and ideas and the second part refers to specific requirements in the regulations regarding applications/submissions. He asked everyone at the workshop to provide specific comments. The Planning and Zoning Commission may want to discuss broader issues. Mr. Pellegrini reviewed the top four issues discussed.

**APPROVAL OF MINUTES:**

July 7, 2010 – Public Hearing/Business Meeting

**MOTION:** Mr. Diminico moved to approve the minutes with a correction on page 2 of the business meeting minutes to add the words “in depth”. Mr. Kidd seconded the motion and members Mr. Kidd, Mr. Diminico, Mr. Sierakowski, and Mr. Prause voted in favor. Mr. Dougan abstained.

**RECEIPT OF NEW APPLICATIONS:**

**MANCHESTER PUBLIC SCHOOLS – 57 Hollister Street (M-386)** – to install an 8’ x 12’ prefabricated storage shed in a Residence A zone.

**FAITH TABERNACLE - 110 Utopia Road (F-160)** – to install one 10’ x 14’ shed and two 12’ x 20’ sheds for storage in an Industrial zone.

**515 WEST MIDDLE TURNPIKE ASSOCIATES LIMITED PARTNERSHIP – 515 Middle Turnpike West (F-161)** – modification to previously approved site plan in a General Business zone.

The chairman closed the business meeting at 9:00 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. 1092 & 1093