

**MINUTES OF PUBLIC HEARING  
HELD BY THE PLANNING AND ZONING COMMISSION  
DECEMBER 13, 2010**

**ROLL CALL:**

Members Present: Joseph Diminico  
Kevin Dougan  
Andy Kidd  
Eric Prause  
Horace Brown

Alternates: Anthony Petrone  
Susan Shanbaum

Also Present: Mark Pellegrini, Director of Planning  
Renata Bertotti, Senior Planner  
Ginger MacHattie, Recording Secretary

The Chairman opened the Public Hearing at 7:04 p.m. The Secretary read the legal notice for the application when the call was made.

MANCHESTER SPORTS CENTER – 109-111 Adams Street – utilize an existing paved parking area for vehicle storage – Special Exception (M-387); Certificate of Location approval (M-388)

Attorney Joel Janenda spoke on behalf of the applicant, Manchester Sports Center, which is the corporate name of Manchester Honda. On the map he displayed, he pointed out the area in pink, which is the subject of this application. Manchester Honda is a good corporate citizen with over 100 employees. Its primary location is 24-30 Adams Street. This application is for the property formerly occupied by Club Golf at 109-111 Adams Street. In 2008, that business failed and the property was foreclosed. The bank approached Manchester Honda about purchasing it.

Attorney Janenda explained that this application is for a special permit under the Industrial zone regulations to permit parking of more than 60 vehicles. The lot is an existing parking lot and had been used as a parking lot in the past. The use of site for parking would be continued, in this case, for parking of some of Manchester Honda's vehicle inventory. The site meets the criteria set forth in the regulations; it will not imperil public safety, there are no churches, schools, or places of public gathering within close proximity. The site meets the special exception criteria regarding suitability.

Manchester Honda has been located at the corner of Adams Street and Tolland Turnpike for over 30 years and has grown and expanded. It is confined by Buckland Cemetery, Adams Street, Buckland Street, and the railroad tracks. There is no more space to expand at its current site. In 2008, Manchester Honda acquired additional land at 81 Adams Street. This site operates as a vehicle storage facility. In 2006, Manchester Honda was approved to use the property at 431 New State Road for inventory storage. That property has since been sold and the current owners did not renew the lease. Manchester Honda needs space for storage of inventory, which is the intended use for 109-111 Adams Street. No customers will actually be on site. There is a traffic light at the entrance and a metal gate will be put up for security. There will also be a raised landscaped barrier near the gate and there is a walkway between the two sites. The only traffic on site will be parking of vehicles. Primary unloading is and will continue to be done at 81 Adams Street. This application is to allow Manchester Honda to use an existing paved, pre-approved parking lot to park and store vehicles that belong to the dealership. There are no residential properties in the immediate vicinity. This property is zoned Industrial, which is traditionally a more intense use. If this property is used as a storage lot, the use will be even less intense than when the golf range was in operation. A Knox lock, as requested by the fire department, will be mounted on the gate for emergency access.

In response to questions from Mr. Kidd, Attorney Janenda said Manchester Sports Center, Inc. purchased the entire property and there are no current plans for the rest of the property. The acquisition of the property does provide an opportunity for expansion, but any plans will need to come before the Planning and Zoning Commission. The applicant will clean up the existing property, which has been allowed to sit without maintenance. There are no plans for the building at the present time.

In response to a request for clarification from Ms. Shanbaum, Attorney Janenda explained the front piece, considered 109 Adams Street, is 1.75 acres. The rear piece totals 13.82 acres; a fairly sizable piece that at one time was a gravel pit.

Ms. Bertotti further explained that the 17.2 acres came from the GIS records; she is unsure which is accurate and would need to do further research.

Attorney Janenda said the application only involves the existing paved parking area.

In response to a question from Mr. Prause, Attorney Janenda explained the mini-golf area will be removed and the area will be regraded. The unkempt appearance will be changed. The only lighting used will be for the parking lot.

In response to a question from Mr. Diminico, Attorney Janenda explained that cars are parked on the site for one or two months. Sometimes there will be no cars parked there, depending on inventory. The property at 81 Adams Street can hold up to 250 vehicles at a time. The landscape will be fairly simple, with a landscape berm along the front. The applicant will clean up and ultimately remove the minigolf features.

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

Jonathan Larabe, Manchester Sports Center, said over the course of the summer, he has cleaned up the site substantially. He proposes landscape beds in the front to make the property more presentable as well as for security purposes.

Ms. Bertotti said Town staff has reviewed this application and there are no outstanding technical comments. The Fire Marshal requested the Knox box and the applicant indicated it would be provided during testimony. This application is in the aquifer protection area, which requires the applicant to notify the Department of Public Health. The State asked for additional information and a site plan.

The public hearing on this application was closed.

TOWN OF MANCHESTER PUBLIC WORKS – 1230 Tolland Turnpike – expansion of existing Buckland Cemetery – Special Exception (T-519)

Jeff LaMalva, Assistant Town Engineer, explained this application is to expand Northwest Cemetery, also known as Buckland Cemetery, located at 1230 Tolland Turnpike. It is bordered on the north by Tolland Turnpike and Burr Corners, on the east by Manchester Honda, on the south by the railroad tracks, and on the west by Interstate 84. In 2004, the Town purchased 4 acres to the west of the cemetery between the cemetery and the highway for future expansion. The proposed expansion will be 460' deep, which is the depth of the cemetery and 120' to the west. Physical work will consist of minor clearing to the tree line. The existing site is fairly flat with a grade to the southwest. Some minor grading is planned, as well as an extension of the existing 12' wide access road. The site consists of grass and gravel. When grading, crews will loam and seed. This expansion will provide for 420 plots. Work is scheduled for spring of 2011 and will be done by Public Works staff. The existing cemetery predates zoning requirements; a special exception was never received.

Mr. Brown said he was disappointed to see that a tree will be removed. Much of the cemetery is barren already. Mr. LaMalva said he would ask the Tree Warden to look at the possibility of saving it.

The Chairman called for any member of the public wishing to comment on this application to come forward at this time. No member of the public wished to speak either in favor of or in opposition to this application.

Ms. Bertotti said Town staff reviewed this application and there are no technical comments remaining. Per the Zoning Regulations, a cemetery cannot be developed until the State DPH approves it. Because of the burial practices of the Town, a user permit is not necessary. The Commission may want to consider removing that requirement from the Zoning Regulations.

In response to a question from Mr. Diminico, Mr. LaMalva said work will be begin in April and take approximately one month.

The chairman closed the Public Hearing portion of the meeting at 7:55 p.m.

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

OFFICIAL TAPE NO. 1096