

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
SEPTEMBER 20, 2010**

ROLL CALL:

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

Alternates: Anthony Petrone
Horace Brown (sitting)
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: 7:00 P.M.

NEW BUSINESS:

HIGHLAND OAKS CORPORATION – 179 Garth Road, Lot 53 – extension of approvals to April 17, 2016 – Resubdivision – request for extension (H-184A); Erosion Control Plan – request for extension (H-185A)

Stanley Falkenstein spoke on behalf of the applicant, Buck Grader. The original application was for 82 lots. Several years later seven more lots on four acres were added to the project. His client has run out of time on this project. Over the last couple of years, the market has slowed down. His client is asking for an extension of exactly what was approved.

Ms. Bertotti advised that no physical improvements have been made and no bonds have been posted. If the Planning and Zoning Commission proceeds, she advises including a condition that the adequacy of the bond be checked to ensure the Town has adequate funds available to complete the work if necessary. Additionally, the Planning and Zoning Commission has adopted new zoning regulations regarding blasting and rock crushing; this subdivision will be subject to the new regulations if the extension is approved. No new plans have been submitted so the original plans are to be used for consideration.

In response to a question from Mr. Sierakowski regarding erosion control, Ms. Bertotti stated no physical improvements have been made; no trees have even been cut.

Mr. Pellegrini stated the condition on the bond will not be necessary because there is no work to be completed. He does not think it will be necessary under these circumstances.

Resubdivision Extension (H-184A)

MOTION: Mr. Kidd moved to approve the time extension to complete the public improvements in connection with the resubdivision until April 17, 2016. Mr. Diminico seconded the motion and all members voted in favor.

Erosion Control Extension (H-185A)

MOTION: Mr. Kidd moved to approve the erosion control plan extension until April 17, 2016. Mr. Diminico seconded the motion and all members voted in favor.

ADMINISTRATIVE REPORTS:

Zoning Regulations Amendments – Application Requirements

Ms. Bertotti would like to schedule a workshop to discuss Zoning Regulation Amendments. A draft document was distributed with the last meeting packet along with a memorandum from Mark Pellegrini indicating that a draft was distributed to some attorneys and other members of the development community. The workshop should include members of the development community, Town Engineers, the Planning and Zoning Commission, and the Planning Department with the goal of getting some communication going. After some discussion, it was decided that the workshop will be held on Tuesday, October 12, 2010 at 8:00 a.m.

Mr. Pellegrini reported that a meeting was held last week at Bennet Academy to discuss the southeastern quadrant. Approximately 70 people attended. This Wednesday, a drop-in session will be held at the Lutz museum from noon to 6:00 p.m. The final 20/20 quadrant meeting will take place October 20 at the Manchester Historical Center. Town staff will then organize the results of the four sessions. This has been a good process with well over 100 different individuals participating so far.

RECEIPT OF NEW APPLICATIONS:

RICHARD P. HAYES & PLEASANT VALLEY ROAD LLC – 1471 & 1483 Pleasant Valley Road (H-205) – 2-lot subdivision in a General Business zone.

CLEARWIRE, LLC – 150 Pine Street (C-228) – to add three panel antennas and three microwave dishes to a smokestack in an Historic zone.

The chairman closed the business meeting at 7:20 p.m.

I certify these minutes were adopted on the following date:

December 13, 2010
Date

Joseph Diminico, Vice Chairman

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

OFFICIAL TAPE NO. 1091