

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
SEPTEMBER 8, 2010**

ROLL CALL:

Members Present: Joseph Diminico, Acting Chairman
Kevin Dougan, Acting Vice-Chairman
Andy Kidd, Acting Secretary

Alternates: Anthony Petrone (sitting)
Susan Shanbaum (sitting)

Absent: Eugene Sierakowski, Chairman
Eric Prause
Horace Brown

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

Time Convened: 7:23 P.M.

NEW BUSINESS:

KINETIC HOPE, LLC – 52 Main Street – Special Exception (K-68)

Special Exception (K-68)

MOTION: Mr. Dougan moved to approve the special exception for a health and recreation club in an Industrial zone with modifications as noted in memoranda from James M. Mayer, Traffic Engineer, to Renata Bertotti, dated September 8, 2010, and from James Davis, Zoning Enforcement Officer, to Renata Bertotti, dated September 8, 2010. Mr. Kidd seconded the motion and all members voted in favor. The reason for approval was the proposal met the special exception criteria.

525 WEST MIDDLE TURNPIKE ASSOCIATES LIMITED PARTNERSHIP – 515 Middle Turnpike West – Revised Landscaping Plan – Special Exception Modification (F-159) – Condition of Approval

Mr. Diminico reminded members that the applicant was previously before the Commission and was asked to revise their landscaping plan.

John Stewart, Landscape Architect, explained that the area in the front of the building has been adjusted by taking some parking out and adding two islands directly in front of the building. The islands will be planted with the same materials as the others on site. The area along the front of the property has been revised to address a potential site line issue. Color and character has been added to the front parking area; the rear landscaping remains unchanged. Two additional trees have been included on the west side.

In response to a question from Mr. Kidd, Mr. Stewart said the front area has been bermed, raising the area about two feet, which is as high as it should be so that it does not look out of place. In addition, the plantings will grow three to four feet high to provide sufficient screening of the parking lot. In response to a question from Mr. Diminico, Mr. Stewart identified the plantings, which include evergreen shrubs, junipers, yews, spireas, daylilies, and grasses. The existing trees are maples.

Special Exception Modification (F-159) – Condition of Approval

MOTION: Mr. Kidd moved to approve the revised landscaping plan. Mr. Petrone seconded the motion and all members voted in favor. The reason for the approval was the revised landscaping plan satisfied the condition of the approval of the special exception modifications.

MANDATORY REFERRAL REPORT:

97 Oak Grove Street: Acceptance of deed in lieu of foreclosure (MR-1003)

Mr. Pellegrini reviewed the memorandum addressed to the Planning and Zoning Commission, dated August 26, 2010, which explained that this application concerns a very small parcel of land on the eastern side of Oak Grove Street. The parcel is surrounded by Town owned land and has been in the existing configuration since at least 1951. Taxes on the property are fifteen years delinquent. The lot is not a buildable lot due to its size and shape. The owners do not intend to pay their taxes and have no objection to deeding the land to the Town of Manchester. The Board of Directors needs a recommendation from the Planning and Zoning Commission before it can accept this parcel of land.

In response to a question from Ms. Shanbaum, Mr. Pellegrini said an attorney representing the owner is negotiating with the Town.

Mandatory Referral (MR-1003)

MOTION: Mr. Dougan moved to recommend the Board's acceptance of the parcel because it is vacant land integral to and surrounded by the Town's Oak Grove Nature Center recreation area. Mr. Kidd seconded the motion and all members voted in favor.

ADMINISTRATIVE REPORTS:

Certificate of Location Approval for Motor Vehicle Dealers License

Ms. Bertotti explained that due to legislative changes that took place in the late 1990s and early 2000s, the body which approves the Certificate of Location for a Motor Vehicle Dealers License changed several times. The last change occurred in 2006. Currently, in Manchester under the State statutes, the Planning and Zoning Commission needs to conduct a public hearing and provide location approval. Under the zoning regulations, the Zoning Board of Appeals approves special exceptions for automobile uses, including those uses that require location approval by the Planning and Zoning Commission. This creates a two-step process for the applicant. Ms. Bertotti asked for the Commission members' thoughts on streamlining this process and shifting all responsibility for approval to the Planning and Zoning Commission.

Mr. Pellegrini added that the fundamental question being asked is if the Planning and Zoning Commission will assume the responsibility for all auto related uses that now require special exceptions from the Zoning Board of Appeals, including gasoline sales, car washes and the like.

In response to a question from Mr. Diminico, Ms. Bertotti said the Zoning Board of Appeals is not opposed because the assumption is that it would help the applicant.

Commission members supported this idea and the possibility of looking at other special exceptions that could be approved by the Planning and Zoning Commission to streamline the application and approval process for applicants.

The Acting Chairman closed the business meeting at 8:15 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. 1090