

**MINUTES OF BUSINESS MEETING  
HELD BY THE PLANNING AND ZONING COMMISSION  
JANUARY 3, 2011**

**ROLL CALL:**

Members Present: Joseph Diminico, Chairman  
Kevin Dougan, Vice Chairman  
Andy Kidd, Secretary  
Eric Prause  
Horace Brown

Alternates: Susan Shanbaum  
John Chaput

Absent: Anthony Petrone

Also Present: Mark Pellegrini, Director of Planning  
Renata Bertotti, Senior Planner  
Matthew Bordeaux, Environmental Planner  
and Wetlands Agent  
Ginger MacHattie, Recording Secretary

Time Convened: 8:30 P.M.

**NEW BUSINESS:**

McKEE BROTHERS, LLC – 435 West Center Street – Inland Wetlands Permit – Determination of Significance (M-389); Inland Wetlands Permit (M-389); Special Exception (M-385); Flood Plain Permit (M-390)

Inland Wetlands Permit – Determination of Significance (M-389)

**MOTION:** Mr. Kidd moved to find the application as proposed would not cause a significant impact to the wetlands and will not require a public hearing. Mr. Brown seconded the motion and all members voted in favor.

Inland Wetlands Permit (M-389)

**MOTION:** Mr. Kidd moved to approve the inland wetlands permit for four storage containers and the concrete bins that are shown on the plan and located on the McKee property. Mr. Brown seconded the motion and all members voted in favor.

Flood Plain Permit (M-390)

**MOTION:** Mr. Kidd moved to approve the flood plain permit for four storage containers and the concrete bins that are shown on the plan and located on the McKee property. Mr. Prause seconded the motion and all members voted in favor. The reason for the approval was the containers and bins are located above the flood plain elevation.

Special Exception (M-385)

**MOTION:** Mr. Kidd moved to approve the special exception for three storage containers. Mr. Prause seconded the motion and all members voted in favor. The reasons for the approval were the proposal meets the special exception criteria, the storage containers are located out of sight, and there are no environmental issues.

MANDATORY REFERRAL REPORT – Hockanum River Water Pollution Control Facility (MR-1008) – 120 Thrall Road – appropriation of funds for upgrades to facility to meet the CTDEP Clean Water Act requirements

Chris Pierce, of Wright Pierce Engineers, explained the need to upgrade the existing sewage treatment plant. A number of regulatory treatment requirements will need to be addressed, including the reduction of nitrogen going into Long Island Sound and the reduction of phosphorous in general. The last comprehensive plant upgrade occurred in 1991. Many of the tanks have been in use since the mid 1950s.

The treatment plant is located one-half mile behind the Town's landfill. On the plan, Mr. Pierce pointed out the proposed solids handling area. A lot of work will be done within the existing facility to provide modern equipment. To meet future requirements, an additional settling tank will be needed as well as a tertiary process to remove phosphorous. Although many structures at the current solids handling site will be demolished, use of the Hop Brook interceptor will continue. Mr. Pierce highlighted the planned upgrades for Commission members.

Mr. Pellegrini said there will be a formal application as the plan moves to construction. The mandatory referral is on the agenda tonight because it is due for action on the Board of Directors' upcoming agenda.

In response to some questions from Mr. Diminico, Mr. Pierce said the capacity will not be increased. The design capacity of the current system is greater than the flows it is currently getting. The real issue is the nitrogen and phosphorous removal.

In response to a question from Mr. Kidd, Mr. Pellegrini explained that the landfill area is a very large municipal holding and this project will be completed separately from a previous application at the landfill. The projects are not overlapping.

In response to a question from Mr. Brown, Mr. Pellegrini said the capacity of the current system will serve the entire town if the entire town were to have sewer service.

Ms. Bertotti said the Planning and Zoning Commission should consider whether this project is consistent with the Plan of Conservation and Development (POCD). Town staff recommends finding the project is consistent with Goal 2 in the Community Facilities section of the POCD and its objective.

Mandatory Referral (MR-1008)

**MOTION:** Mr. Dougan moved to make a favorable recommendation to the Board of Directors for upgrades to the facility to meet the CTDEP Clean Water Act requirements. Mr. Prause seconded the motion and all members voted in favor. The reason for the favorable recommendation was the proposal is consistent with Manchester's Plan of Conservation and Development.

**ADMINISTRATIVE REPORTS:**

Zoning Regulation Amendments – Application Requirements

Ms. Bertotti reviewed the miscellaneous changes made to the Zoning Regulation Amendments for Planning and Zoning Commission members.

Mr. Diminico said the changes were substantial and he would like to be able to discuss them, as well as the process. Mr. Pellegrini recommended scheduling a workshop for that purpose.

The chairman closed the business meeting at 9:48 p.m.

I certify these minutes were adopted on the following date:

March 21, 2011  
Date

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Joseph Diminico, Chairman

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

OFFICIAL TAPE NO. 1098