

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
MAY 2, 2011**

ROLL CALL:

Members Present: Joseph Diminico, Chairman
Eric Prause, Acting Secretary
Horace Brown

Alternates: Susan Shanbaum (sitting)

Absent: Kevin Dougan, Vice Chairman
Andy Kidd, Secretary
Anthony Petrone
John Chaput

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

Time Convened: 8:57 P.M.

NEW BUSINESS:

AARJUS II, LLC – 60 Progress Drive – to allow a health and recreation club in an Industrial zone – Special Exception (A-151)

Special Exception (A-151)

MOTION: Mr. Prause moved to approve the special exception for a health and recreation club. Mr. Brown seconded the motion and all members voted in favor. The reasons for the approval were the proposal meets the special exception criteria, the use is suitable for the site and compatible with surrounding uses, there is adequate parking, and the existing landscaping on the property is sufficient.

TD BANK N.A. – 180 Deming Street – for demolition of existing building and construction of a new building of approximately 3800 sq. ft. with four drive through lanes, modification to existing parking area and addition of landscaping – Special Exception (T-533); Erosion and Sedimentation Control Plan (T-534)

Special Exception (T-533)

MOTION: Mr. Brown moved to approve the special exception for demolition of an existing restaurant and to allow an approximately 3800 sq. ft. personal service business with four drive through lanes with modifications as outlined in a staff memorandum from Derrick Gregor, P.E., Design Engineer, dated April 20, 2011. Ms. Shanbaum seconded the motion and all members voted in favor. The reasons for the approval were the proposal meets the special exception criteria, the use is compatible with the site, and the use of green elements in building design is commendable.

Erosion and Sedimentation Control Plan (T-534)

MOTION: Ms. Shanbaum moved to approve the erosion and sedimentation control plan with modifications as outlined in a staff memorandum from Derrick Gregor, P.E., Design Engineer, dated April 20, 2011. Mr. Prause seconded the motion and all members voted in favor.

MANCHESTER WEST CORP. – Briarwood Drive and Longview Drive – for development of a single-family home residential subdivision containing 29 lots – Inland Wetlands Permit – Determination of Significance (M-392); Inland Wetlands Permit (M-392); Resubdivision (M-393); Erosion and Sedimentation Control Plan (M-394)

Inland Wetlands Permit – Determination of Significance (M-392)

MOTION: Mr. Prause moved to find the proposed activity 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-392)

MOTION: Mr. Prause moved to approve the inland wetlands permit for five years with work within the wetlands uplands review area to be completed two years from the beginning of construction. Ms. Shanbaum seconded the motion and all members voted in favor.

Resubdivision (M-393)

MOTION: Ms. Shanbaum moved to approve the resubdivision to create 29 lots on a 22.22 acre site located north of the intersection of Longview Drive and Briarwood Drive. Mr. Brown seconded the motion and all members voted in favor.

Erosion and Sedimentation Control Plan (M-394)

MOTION: Mr. Brown moved to approve the erosion and sedimentation control plan. Mr. Prause seconded the motion and all members voted in favor.

APPROVAL OF MINUTES:

January 19, 2011 – Public Hearing/Business Meeting

MOTION: Mr. Brown moved to approve the minutes as written. Mr. Prause seconded the motion and Mr. Diminico voted in favor. Ms. Shanbaum abstained. The motion passed three to zero.

RECEIPT OF NEW APPLICATIONS:

131 PARK STREET, LLC – 131 Park Street – Special Exception (O-54) – to create a rear lot to construct two houses in a Residence B zone.

HOCKANUM FLATS, LLC – 171 Tolland Turnpike – Inland Wetlands Permit – Determination of Significance (H-207); Inland Wetlands Permit (H-207); Certificate of Location Approval (H-208) – for an addition to an existing automobile dealership to be used as an auto body repair facility in a General Business zone.

MCKEE BROTHERS, LLC – 435 West Center Street – Special Exception (M-395) – for outside storage of materials in block structures in an Industrial zone.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendment (T-536) – delete references to restaurants “with outdoor food consumption” and “indoor service and seating only” to coincide with the general zoning definition for restaurants, and delete yard and site requirements associated with restaurant uses.

TOWN OF MANCHESTER – 340 Broad Street (Bigelow Brook culvert) – Inland Wetlands Permit – Determination of Significance (T-537); Inland Wetlands Permit (T-537); Erosion and Sedimentation Control Plan (T-538); Flood Plain Permit (T-539) – for replacement of the Bigelow Brook culvert in a General Business Design Overlay zone.

CHENEY HALL FOUNDATION, INC. – 177 Hartford Road – Site Plan (C-232) – for a free-standing identification sign in a Historic zone.

STEPHEN H. WEBBER – 122 Hilliard Street – Certificate of Location Approval (W-142) – for a welding and auto detailing business in an Industrial zone.

The chairman closed the business meeting at 9:40 p.m.

I certify these minutes were adopted on the following date:

June 20, 2011
Date

Joseph Diminico, Chairman

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

OFFICIAL TAPE NO. 1112