

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
FEBRUARY 7, 2011**

ROLL CALL:

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

Alternates: Anthony Petrone (sitting for C-229)
Susan Shanbaum (sitting)

Absent: Andy Kidd, Secretary
John Chaput

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

Time Convened: 9:17 P.M.

NEW BUSINESS:

MICHAL KUCZYNSKI – 1445 Tolland Turnpike – for a general repair and used car dealer under Connecticut General Statutes Section 14-54 – Certificate of Location Approval (K-69)

Certificate of Location Approval (K-69)

MOTION: Mr. Prause moved to approve the certificate of location approval for a general repair and used car dealer under Connecticut General Statutes 14-54. Ms. Shanbaum seconded the motion and all members voted in favor. The reasons for the approval were the business is in the vicinity of other car dealerships, it is suitable for the area and is not expected to have a negative impact to surrounding neighborhoods and uses.

CASTANHO & CLOUTIER DEVELOPMENT, LLC – 698 North Main Street – request for a zone change from Residence A zone to PRD zone and preliminary plan approval for a seven lot PRD subdivision of single family homes – PRD Zone Change and Preliminary Plan of Development

PRD Zone Change and Preliminary Plan of Development (C-229)

MOTION: Mr. Brown moved to approve the PRD zone change and preliminary plan of development with modifications as outlined in staff memoranda from James Davis, Zoning Enforcement Officer, to Renata Bertotti, Senior Planner, dated January 31, 2011; from Raymond Myette, Design Engineer, to Renata Bertotti,

dated January 31, 2011; and from Nick Francione, Civil Engineer, to Renata Bertotti, dated January 28, 2011, and with conditions that the erosion conditions at the storm water drainage outlet located at 10 Kathleen Way will be assessed and mitigation measures designed as part of the Final Plan of Development and installed by the developer of the approved Final Plan, and that the developer retains a landscape architect to design a landscape buffer along the west side of the property containing a variety of evergreen species specifically intended to buffer, to the fullest extent, the abutting Industrial zone and submit that design to the Planning and Zoning Commission with the Final Plan application. Mr. Petrone seconded the motion and members Dougan, Brown, Petrone, and Shanbaum voted in favor, member Prause voted against. The motion passed 4 to 1. Mr. Petrone sat in place of Mr. Diminico. The reason for the approval was the zone change is consistent with Manchester's Plan of Conservation and Development and the existing zoning and the zone change is to be effective at the end of the appeal period, February 24, 2011.

MANCHESTER DOG OWNERS GROUP – 125 & 155 Spring Street – Dog Park – Mandatory Referral Report under Connecticut General Statutes Section 8-24 (MR-1102)

Jim Hazlette, Vice President of Manchester Dog Owners Group (MDOG), explained that MDOG was formed in the spring of 2008 after receiving several requests for a dog park in town. He said the support was fantastic. Non-profit status was achieved in the summer of 2009. MDOG is before the Planning and Zoning Commission as a condition of the resolution the Board of Directors passed in December of 2009. The park is approximately 1.5 acres and will have two sections, one for small dogs and one for large dogs. There will be a bullpen area for separate entrances. There is a wooded area on the property which will remain. MDOG will do some light clearing and will cover the area with mulch. There will be a brick walkway leading up to the park that is ADA complaint. This will be an excellent addition to Manchester's parks and will add to the appeal of Manchester, he said. There is currently \$35,000 in the account for this park and construction can be completed for just under \$40,000. MDOG hopes to construct and build this year. It is holding several fundraisers throughout the year and sees no issues in raising the last \$5,000 needed.

In response to a question from Ms. Shanbaum, Mr. Hazlette said dogs will not jump over a 5' fence. There are dog parks that have 4' fences with no issues.

In response to a question from Mr. Dougan, Mr. Pellegrini said this land is owned by the Town of Manchester Water Department, but is not watershed land.

In response to a question from Mr. Diminico, Mr. Hazlette said a few dozen dogs will visit the park throughout a weekend day. He said the Park and Recreation Advisory Committee and the Recreation Department support the proposed dog park.

In response to a question from Mr. Brown, Mr. Hazlette said the park is open to any and all dog owners, even outside of Manchester. It is all about being open and friendly, he said.

Alicia Duke, President of MDOG, added that the general idea is this will be part of the public park system. As long as the dog is licensed, vaccinated against rabies, and kept under control, it is welcome in Manchester's dog park.

Mr. Diminico said this is a great concept and becomes another amenity in Manchester. He knows there has been an issue with dog owners walking their dogs on school properties. A dog park certainly falls within the Plan of Conservation and Development. He commended MDOG.

In response to a question from Mr. Brown, Mr. Hazlette said oversight of the park is not feasible. However, there are several hundred dog parks throughout the country and it comes down to self policing. Most dog owners are responsible and want to enjoy the experience. Rules and information will be posted.

In response to a question from Ms. Shanbaum, Ms. Duke explained there will be a memorandum of agreement with the Town. A complaint will go to the park committee, which will determine how it is handled. A bite is the responsibility of the owner of the dog. If a law is broken, the Animal Control Officer would intervene.

Mandatory Referral (MR-1102)

MOTION: Mr. Prause moved to make a favorable recommendation to the Board of Directors to develop and construct a dog park at Mt. Nebo Park. Mr. Brown seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS:

MANCHESTER R.O.C.S. – 52 Main Street – Special Exception (M-391) – for a health and recreation club in an Industrial zone.

TOWN OF MANCHESTER – 140 Dartmouth Road – Special Exception (T-526) – 3000 sq. ft. addition to the existing Martin Elementary School in a Rural Residence zone.

TOWN OF MANCHESTER – 864 Middle Turnpike West – Inland Wetlands Permit – Determination of Significance (T-527), Inland Wetlands Permit (T-527), Erosion and Sedimentation Control Plan (T-528), Special Exception Modification (T-529), Flood Plain Permit (T-530) – improvements and site work to the Hockanum River Water Pollution Control Facility in an Industrial zone.

ASSOCIATION OF MUSLIM COMMUNITY – 46 Cottage Street – Special Exception (A150) – for a place of worship in a Residence B zone.

MANCHESTER DOG OWNERS GROUP – 125 & 155 Spring Street – Mandatory Referral (MR-1102) – a dog park.

The chairman closed the business meeting at 10:17 p.m.

I certify these minutes were adopted on the following date:

May 16, 2011
Date

Joseph Diminico, Chairman

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

OFFICIAL TAPE NO. 1103 & 1104