

**MINUTES OF BUSINESS MEETING  
HELD BY THE PLANNING AND ZONING COMMISSION  
AUGUST 15, 2011**

**ROLL CALL:**

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

Alternates: Susan Shanbaum (sitting)  
John Chaput (sitting for 2011-025, 026)

Absent: Eric Prause  
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: 7:32 P.M.

**NEW BUSINESS:**

SIEMANS DEMAG DELAVAL TURBOMACHINERY INC. – 80 Sheldon Road – for use which requires parking in excess of 60 spaces, construction of a concrete pad, reconfiguration of an existing storage area and an addition of seven (7) parking spaces – Special Exception (2011-025); Special Exception Modification (2011-026)

Special Exception (2011-025)

**MOTION:** Ms. Shanbaum moved to approve the special exception. Mr. Chaput seconded the motion and members Diminico, Dougan and Brown voted in favor. Mr. Kidd recused himself and Mr. Chaput sat in his place. The motion passed 5 to 0. The reason for the approval was the proposal meets the special exception requirement.

Special Exception Modification (2011-026)

**MOTION:** Ms. Shanbaum moved to approve the special exception modification with the modification that a landscaping buffer is installed as shown on the revised plans and on both sides of the fence at the southwest corner of the property. Mr. Brown seconded the motion and members Diminico, Dougan and Brown voted in favor. Mr. Kidd recused himself and Mr. Chaput sat in his place. The motion passed 5 to 0. The reason for the approval was the proposal meets the special exception requirement.

CHENEY OFFICE BUILDING ASSOC. – 146 Hartford Road – for a free-standing identification sign in a Historic zone – Site Plan (2011-027)

Mr. Tom Galeota, Fuss & O'Neill, explained the application is for a new sign in front of Fuss & O'Neill's headquarters at 146 Hartford Road. The existing wooden sign was erected in 1987 and has become weathered. He appeared before the Cheney Brothers National Historic District Commission (Cheney Commission) on August 4 and approval of the sign was recommended. The Cheney Commission recommended the addition of "Established 1924" to the bottom of the new sign; however, Fuss & O'Neill has placed the words "Engineers – Scientists – Planners" on the sign and thought adding "Established 1924" would make the sign too cluttered. The idea behind the suggestion was to cater to the historic character of the building. Along with the sign, an extensive landscaping design plan was created, but will not be executed until the economy improves. He suggested a plaque at that time may be more appropriate giving the history of users of the building rather than just the date of the establishment of Fuss & O'Neill.

Mr. Galeota said the sign will have brick pillars on either side that will match the existing building as closely as possible. The sign will be cedar with the letters carved into it and will be Cheney green with white letters. The logo will be a raised panel. The sign panel will be the same size as the existing sign, but the brick pillars will make it look wider. The sign meets the zoning requirements and a building permit has been obtained. He would like to get the sign installed before the cold weather season.

Mr. Brown said he finds the idea of a marker with a history of the building interesting. He hopes the information will include that it was once Cheney corporate offices and Manchester Community College.

Mr. Diminico said he doesn't recall many signs stating the date companies were established in that area and supports the sign as presented.

In response to a question from Ms. Shanbaum, Mr. Pellegrini said the Cheney Commission moved to approve the sign as submitted but encouraged adding the established date to the sign.

Mr. Galeota added the Cheney Commission thought a plaque on the grounds would be a good way to honor the building's history. He thinks the landscaping plan will be brought before the Planning and Zoning Commission in a year or two. He has already discussed the plaque with the partners and will reiterate the desire for it to them.

Mr. Kidd thinks it would make more sense if the date was the date the building opened rather than the date associated with the company. He wouldn't tie the date to approval of this application. He likes the idea of having a history of the building on a sign and encouraged that idea.

Ms. Bertotti said Town staff has no outstanding comments.

Site Plan (2011-027)

**MOTION:** Mr. Dougan moved to approve the site plan for a free standing identification sign. Mr. Kidd seconded the motion and all members voted in favor.

JIM BOURKE – 34 Botticello Drive – for installation of a 10’ x 12’ shed in wetlands – Inland Wetlands Permit – Determination of Significance (2011-023); Inland Wetlands Permit (2011-023)

Mr. Jim Bourke, 34 Botticello Drive, said he would like to place a 10’ x 12’ shed on his property on pressure treated plywood with a 2’ x 4’ patio block base.

In response to a question from Mr. Diminico, Mr. Bourke said he did apply for a building permit.

Mr. Bordeaux explained the official wetland mapping shows the entire parcel in a wetlands area. He found a subdivision map on which the wetlands were flagged and delineated in the 1980s. That map shows less wetlands and is a more accurate depiction. The property currently consists of a maintained lawn and the applicant would like to install a shed to store lawn maintenance equipment. The shed is an adequate distance from the rear property line. Since the homeowner has lived there, he has not seen any standing water. The leeching fields are on the western portion of the property making that location not suitable for a shed.

In response to a question from Mr. Pellegrini, Mr. Bordeaux said the house was built in 1984.

In response to a question from Mr. Diminico, Mr. Pellegrini explained that in the 1980s there was no upland review area. In the 1990s the upland review area was only 50 feet.

Mr. Bordeaux explained that Mr. Bourke intends to use a 2” x 4” frame for a base, elevated on patio blocks and anchored to the ground. The impact will be minimal and no excavation is required.

In response to a question from Mr. Kidd, Mr. Bourke said there was a pool and deck on the property when he bought the home. The shed is in line with the pool and house.

In response to a question from Mr. Kidd, Mr. Bordeaux said he estimates 6” of topsoil was added across the property to grade for a level backyard. This would affect the wetlands status. Mr. Pellegrini added that the area has a large wetlands system including ponds in the Buckland Industrial Park.

Mr. Kidd wondered if the wetlands boundaries should be changed if there are a number of these situations. Mr. Pellegrini said there is a procedure to amend the wetlands map that would include having a soil scientist delineate the wetlands and holding a public hearing.

Ms. Bertotti said Town staff has no outstanding comments.

Inland Wetlands Permit – Determination of Significance (2011-023)

**MOTION:** Mr. Dougan 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 (2011-023)

**MOTION:** Mr. Dougan moved to approve the inland wetlands permit for one year. Ms. Shanbaum seconded the motion and all members voted in favor.

WAL-MART REAL ESTATE BUSINESS TRUST – 420 Buckland Hills Road – for proposed expansion of an existing store from 121,565 sq. ft. to 148,578 sq. ft. and related site improvements – Inland Wetlands Permit – Determination of Significance (2011-016)

Attorney John Knuff, on behalf of Walmart, explained his client would like to expand the existing building by 27,000 square feet for a total area of 148,500 square feet. Improvements will be made to the exterior of the store, which will require grading in the upland review area.

Mr. Paul Davis, wetlands scientist, said he delineated the wetlands on this site last fall. He displayed an aerial photograph and pointed out a swale along the easterly side of the site. There is a stream that flows north to south and marginal wetlands along either side of the watercourse. Vegetation is dense and provides wild life for mammals and birds. The watercourse ultimately drains to the Hockanum River. There is steep grading through the area with a vertical drop of 10 feet to a granular based stream. Given the type of the proposed of activity, Mr. Davis does not think work rises to the level of a significant disturbance.

Mr. Herb May, P.E., said the site is 16.4 acres with an existing building on the eastern side. It contains a stream that runs north to south and includes a 100' upland review area. The existing garden center is located on the north side of the building. On the site plan he displayed, he pointed out the hatched area, which represents the upland review area. The brown area will be grass. There will be .02 acres disturbed within the upland review area and a total of .04 acres of area temporarily disturbed.

Mr. May said the existing store will be expanded to the north, in addition to creating a smaller garden center on the southwest side of the property. The existing loading dock needs to be moved east. He displayed a rendering of what the site will look like when the improvements are complete. Erosion control measures include inlet control and a double row of silt fencing on the eastern perimeter.

In response to a question from Mr. Diminico, Mr. May said all work will be done in the upland review with no direct impacts to the wetlands.

In response to a question from Ms. Shanbaum, Mr. May explained the crosshatched area represents the 100' upland review area. The light brown area is where the disturbance will take place. Two additional loading docks will be added, pushing the building to the east. A retaining wall will be installed. The small dark gray area is where some impervious area will be added.

In response to a question from Ms. Shanbaum, Mr. May confirmed the grading work will be for the retaining wall. Regrading will have a minimal impact.

Mr. Pellegrini explained there are two outlets into the brook. Additional water run off due to additional pavement will be treated through a detention system. The amount of water will be virtually the same after construction.

In response to a question from Mr. Brown, Attorney Knuff said the plan is to fill in a notch behind the existing garden center and add 2 loading docks. The big crane presently on site is for the roof replacement work being done.

Inland Wetlands Permit – Determination of Significance (2011-016)

**MOTION:** Mr. Kidd 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.

**APPROVAL OF MINUTES:**

July 6, 2011 – Public Hearing/Business Meeting

**MOTION:** Mr. Brown moved to approve the minutes as written. Ms. Shanbaum seconded the motion and members Diminico and Chaput voted in favor. Members Kidd and Dougan abstained. The motion passed 4 to 0.

July 18, 2011 – Public Hearing/Business Meeting

**MOTION:** Mr. Brown moved to approve the minutes with a correction on page 5 of the business meeting to add the sentence, “The Town will acquire an easement for access to Center Street.” under the mandatory referral report paragraph. Mr. Kidd seconded the motion and members Diminico, Dougan and Chaput voted in favor. Ms. Shanbaum abstained. The motion passed 5 to 0.

**ADMINISTRATIVE REPORTS:**

At Chairman Diminico’s request, Mr. Pellegrini updated the Commission on the Broad Street Redevelopment Plan. His department is currently trying to get to a discussion draft of the Form Based Code, which is a major editorial effort. He is hoping to schedule a public information meeting in September. The 2020 plan is in draft form and staff is currently finalizing some of the general recommendations. He is hoping for a workshop with the Planning and Zoning Commission soon. He hopes to be prepared for a public hearing by the end of the year. The interior demolition at the Parkade will be started within the next couple of weeks and exterior demolition may begin by the end of the year.

**RECEIPT OF NEW APPLICATIONS:**

TOWN OF MANCHESTER WATER & SEWER – Inland Wetlands Permit – Determination of Significance (2011-028); Inland Wetlands Permit (2011-028); Erosion and Sedimentation Control Plan (2011-029); Mandatory Referral (2011-030) – for sanitary sewer replacements in the Village Street neighborhood.

MANCHESTER HALE ROAD, LLC – 50 Hale Road – Special Exception (2011-039); Erosion and Sedimentation Control Plan (2011-040) – for construction of a restaurant in the existing Raymour and Flanigan parking lot and related site improvements in a Business V, Design Overlay zone.

SHARON A. MILLER REVOCABLE TRUST – 184 & 188 Spencer Street – Zoning Map Amendment (2011-041) – to change parcels from Rural Residence zones to General Business zones.

The Chairman closed the business meeting at 8:53 p.m.

I certify these minutes were adopted on the following date:

September 7, 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. 1124 & 1125