

**MINUTES OF BUSINESS MEETING  
HELD BY THE PLANNING AND ZONING COMMISSION  
MAY 16, 2011**

**ROLL CALL:**

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

Alternates: Anthony Petrone  
John Chaput (sitting for C-231)

Absent: Susan Shanbaum

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

Time Convened: 8:49 P.M.

**NEW BUSINESS:**

CASTANHO & CLOUTIER DEVELOPMENT, LLC – 698 North Main Street – for a rear lot in a PRD zone – Special Exception (C-231)

Mr. Dougan supports approval of this application as it meets the criteria in the regulations.

Mr. Prause asked fellow Commission members if they would like to impose a preference of a cape or colonial. He agrees with Mr. Brown that the neighboring residences are capes or ranches and is not sure a colonial will blend with the character of the area. There was some discussion among Commission members on the pros and cons of imposing a preference.

Special Exception (C-231)

**MOTION:** Mr. Kidd moved to approve the special exception for a rear lot with the condition that the house be a cape-style house. Mr. Brown seconded the motion and all members voted in favor. The reasons for the approval were the proposal meets the special exception criteria for a rear lot and is consistent with the Town's Plan of Conservation and Development, and the cape-style house conforms to the character of the neighborhood.

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

Certificate of Location Approval (H-208)

**MOTION:** Mr. Dougan moved to approve the certificate of location approval for an auto body repair facility under Connecticut General Statutes 14-54. Mr. Brown seconded the motion and all members voted in favor.

Mr. Richard Greenalch, professional engineer, explained that the proposed addition will be 80' x 127' for a total of 10,160 square feet. He pointed out the area to be disturbed which is indicated in red on the map. The green line shows the 100' upland review. Approximately 3,015 square feet within the upland review will be disturbed. No wetlands come into play. The paved driveway behind the existing building will remain and be undisturbed. The proposed addition will replace an existing paved area. A small amount of landscaping will be removed and other landscaping and buffer trees will be added.

The drainage will replace what currently comes from the paved surface; it will be the same amount but cleaner. Drainage will be piped into an existing catch basin system, then into a Volteck stormwater treatment tank, and ultimately into the Hockanum River. The addition will be at the same grade as the existing building, which will require some fill to be brought in.

The existing site is paved, so erosion control measures include a construction entrance on the pavement, which will be kept clean at all times. The area will be enclosed with construction fencing and hay bales would stop materials from leaving the area of construction.

Ms. Bertotti said no outstanding comments remain on this application. She noted a memorandum from Mr. Bordeaux that indicated there will be no significant impact on the wetlands.

Inland Wetlands Permit – Determination of Significance (H-207)

**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. Prause seconded the motion and all members voted in favor.

Inland Wetlands Permit (H-207)

**MOTION:** Mr. Brown moved to approve the inland wetlands permit for five years with work within the wetlands upland review area to be completed one year from the beginning of construction. Mr. Dougan seconded the motion and all members voted in favor.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – revisions to Manchester’s Zoning Regulations regarding application requirements, pre-application meetings between the PZC and applicants, and miscellaneous amendments – Zoning Regulation Amendment (T-531)

Zoning Regulation Amendment (T-531)

**MOTION:** Mr. Prause moved to approve the zoning regulation amendment regarding application requirements and procedures to be effective at the end of the appeal period on June 13, 2011. Mr. Kidd seconded the motion and all members voted in favor.

**ADMINISTRATIVE REPORTS:**

TD BANK, N.A. – Architectural Building Materials

Ms. Bertotti displayed the brick to be used to Commission members.

**APPROVAL OF MINUTES:**

February 7, 2011 – Public Hearing/Business Meeting

**MOTION:** Mr. Brown moved to approve the minutes with corrections to notate Mr. Chaput as absent and on page 2 of the business meeting minutes, to replace the phrase “Manchester Water Company” with “Town of Manchester Water Department”. Mr. Dougan seconded the motion and members Diminico, Prause and Petrone voted in favor.

February 23, 2011 – Public Hearing/Business Meeting

**MOTION:** Mr. Kidd moved to approve the minutes as written. Mr. Prause seconded the motion and members Diminico, Brown, and Chaput voted in favor.

March 7, 2011 – Public Hearing/Business Meeting

**MOTION:** Mr. Petrone moved to approve the minutes as written. Mr. Brown seconded the motion and members Diminico, Dougan and Kidd voted in favor. Mr. Prause abstained.

**RECEIPT OF NEW APPLICATIONS:**

INSITE REAL ESTATE INVESTMENTS, LLC – Inland Wetlands Permit – Determination of Significance (I-16); Inland Wetlands Permit (I-16); Special Exception (I-17); Erosion and Sedimentation Control Plan (I-18) – to demolish existing Mobil gas station and construct a 6,000 sq. ft. Buffalo Wild Wings restaurant.

The chairman closed the business meeting at 9:46 p.m.

I certify these minutes were adopted on the following date:

July 6, 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. 1113 & 1114