

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
OCTOBER 17, 2011**

ROLL CALL:

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

Alternates: John Chaput (sitting)

Absent: Kevin Dougan, Vice Chairman
Anthony Petrone
Susan Shanbaum

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

Time Convened: 10:40 P.M.

NEW BUSINESS:

MCDONALDS CORPORATION – 144 Deming Street – for addition to existing building, modifications and addition to parking spaces, construction of new trash enclosure and related site improvements in an SDC zone – Site Plan (2011-111); Special Exception (2011-118)

Site Plan (2011-111)

MOTION: Mr. Kidd moved to approve the site plan. Mr. Prause seconded the motion and all members voted in favor.

Special Exception (2011-118)

MOTION: Mr. Kidd moved to approve the special exception. Mr. Prause seconded the motion and all members voted in favor. The reason for the approval was the proposal meets the special exception criteria.

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

Mr. Kidd said there are certain aspects of this application he likes. This is another commercial business taking up some of the parking space. He doesn't have a problem with a business there, but he doesn't believe the design is in keeping with the character of buildings in the area. It is not any one thing about the building, but the entire look; he will not support this application.

Mr. Prause said the scale of the building seems to fit and is not too obtrusive. The brick is common in the area and doesn't stand out. The roof line doesn't match, but that is not included in the criteria for design overlay.

Mr. Brown also thinks the building is disappointing, but understands this is a corporate look.

Mr. Diminico said he thinks Mr. Prause summed it up well. The building is not obtrusive. Design overlay is discretionary. If one looks around Town, it is difficult to look at the buildings and make a new one like the others; they are all different. Mr. Diminico said he is not concerned about the elevation of the building, but it is plain. He likes the fact that it will infill the parking lot and create jobs and tax revenue. He has some concerns about that specific location and thinks perhaps the southwest corner would be better. Traffic has always been a problem in this area, but the Traffic Engineer always says additional buildings will not cause a problem. He relies on the Town's Traffic Engineer and thinks he is trying to make the best of a bad thing. Mr. Diminico urges all Commission members to support this application.

Mr. Brown said the Commission faces a problem. It has a Special Design District, yet a company can come in and say a design is its corporate style. The Commission has to think about its policy. Mr. Brown said he was disappointed, yet this is an appropriate use and he will reluctantly approve of the application.

Mr. Diminico said Mr. Brown brings up a good point about design overlay. The Commission needs to alert the business community that it will not rubber stamp applications.

Mr. Kidd said that is what he is trying to do now instead of waiting. Comments have been made about bad buildings. The Commission has to start changing things sometime and he would love to see that. He said the Commission needs to determine what is best for Manchester. Mr. Kidd gave an example of a designed community in Glastonbury. It allows for flexibility and is not anti-business. Mr. Kidd is against allowing proposals without design considerations just because it means new business.

Special Exception (2011-039)

MOTION: Mr. Prause moved to approve the special exception with modifications as outlined in staff memoranda from Bernard Kalansuriya, Civil Engineer, dated October 11, 2011, to Renata Bertotti, Senior Planner; and from James Mayer, Traffic Engineer, dated October 12, 2011, to Renata Bertotti, requesting that plans show directional signage be located on the driveway and parking lot. Mr. Chaput seconded the motion and Mr. Brown and Mr. Diminico voted in favor. Mr. Kidd voted against. The motion passed four to one.

EXTENSION OF MEETING

MOTION: Mr. Prause moved to suspend the rules to go beyond 11:00 p.m. Mr. Brown seconded the motion and all members voted in favor.

Erosion and Sedimentation Control Plan (2011-040)

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

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

Mr. Prause believes this application requires more reflection. In 2008, when this first came up, the Commission had just adopted the amended economic element of the Plan of Conservation and Development. Now, three years later, maybe enough has changed since then; it is tricky to analyze. At the same time, he understands the importance of keeping farmland.

Mr. Brown said this is one of the more difficult applications and he is tempted to recommend tabling it. He wants to review the Plan of Conservation and Development. He noted the applicant talked about the amount of vacancies in the area but Lynch Toyota was not mentioned. He really wants to be able to think about this application and is for tabling it. What was written in 2008 may be more for protection than predictive.

Mr. Kidd agrees with Mr. Brown to take table this application in order to review the Plan of Conservation and Development.

Mr. Chaput said he agrees with Mr. Kidd and Mr. Brown. He thinks it would be a benefit to look at the Plan of Conservation and Development and the opportunity to look at the area holistically.

Mr. Diminico said he has been on the Planning and Zoning Commission for a long time. Generally, the Commission will look at a zoning map and see how a parcel fits in. There has been a lot of testimony from three perspectives. There are a lot of issues to consider. The current Plan of Conservation and Development is ten years old and is due to be changed. Other issues include adaptive reuse, residential use, vacancies, and the decline of strip malls. There has been a lot of testimony. He thinks this proposal may need more review.

Zoning Map Amendment (2011-041)

MOTION: Mr. Brown moved to table this item. Mr. Kidd seconded the motion and all members voted in favor.

ORFORD VILLAGE HOUSING DEVELOPMENT CORPORATION – 619 Hartford Road – for development of 44 unit senior housing in an EHD zone – Erosion and Sedimentation Control Plan (2011-112); EHD Final Plan (2011-113)

Attorney Malcolm Barlow said this application concerns the property previously known as Krause Gardens. He looked at reports from Town staff and has accepted every comment. He is in full agreement with what Town staff has requested.

Mr. Diminico said the application appears to contain no significant changes.

Ms. Bertotti said it is very similar. Town staff reviewed the application and had three recommendations which she listed.

In response to a question from Mr. Diminico, Mr. Barlow said there is demand for this type of housing. Because of the housing crunch, people are looking more and more for apartments. These will be for moderate income people that are age 62 and over. The rental rates are quite attractive.

Mr. Carl Zinsser, 176 Ralph Road, said the development was recently approved for funding by the State Bonding Commission and has a loan pending with Rockville Bank. A contractor is in place. Mr. Zinsser has been told that people from Manchester are already calling in to be placed on a list. They are being referred to Michael Grant, Property Manager. The land is approximately two acres in size and is being purchased from the Manchester Housing Authority for \$263,000.

In response to a question from Mr. Brown, Mr. Zinsser said there are only 44 units and they will go fast.

Attorney Barlow added that the building is beautifully set up and designed. It is a feather in Manchester's cap.

In response to a question from Mr. Diminico, Attorney Barlow said the project will be completed one year from the time digging begins.

Erosion and Sedimentation Control Plan (2011-112)

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

EHD Final Plan (2011-113)

MOTION: Mr. Kidd moved to approve the EHD final plan with modifications as outlined in staff memoranda from Raymond Myette, Jr., Design Engineer, to Renata Bertotti, Senior Planner, dated October 7, 2011; from Nick Francione, Civil Engineer, to Renata Bertotti, dated October 7, 2011; and from Matthew Bordeaux, Environmental Planner to Renata Bertotti, dated October 11, 2011.
Mr. Prause seconded the motion and all members voted in favor.

APPROVAL OF MINUTES:

September 7, 2011 – Business Meeting

MOTION: Mr. Brown moved to approve the minutes as written. Mr. Kidd seconded the motion and all members voted in favor.

September 19, 2011 – Public Hearing/Business Meeting

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

RECEIPT OF NEW APPLICATIONS:

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendment (2011-123) – revision to Manchester's zoning regulations regarding residential dwellings height requirements and habitable stories.

DECORMIER MOTOR SALES, INC. – 80 Tolland Turnpike – Certificate of Location Approval (2011-124) – for parking of new and used cars for sale at an existing dealership.

The Chairman closed the business meeting at 11:43 p.m.

I certify these minutes were adopted on the following date:

November 21, 2011
Date

Joseph Diminico, Chairman

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

OFFICIAL TAPE NO. 1131, 1132, 1133, and 1134