

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
JANUARY 19, 2011**

ROLL CALL:

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

Alternates: John Chaput

Absent: Anthony Petrone
Susan Shanbaum

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

Time Convened: 10:16 P.M.

NEW BUSINESS:

There was a consensus to suspend the rules and address the Mandatory Referral Report on the Parkade properties at this time.

MANDATORY REFERRAL REPORT – Acquisition of vacant Parkade properties – 324, 330, 334 & 340 Broad Street (MR-1101)

Mr. Pellegrini explained the Board of Directors is being asked to vote on the acquisition of eighteen acres on Broad Street. State Statutes require the Planning and Zoning Commission to make a report to the Board of Directors.

Mr. Robert Schneider of the Redevelopment Agency (Agency) thanked the Commission for its time and support. He said the Agency voted unanimously to purchase the Parkade property. The Board of Directors authorized the General Manager to negotiate the purchase and sales agreement of this property for \$2,000,000. He said the Town is in its due diligence period which commenced December 30, 2010. The Agency tried to facilitate various options to encourage site clearance and redevelopment, including a private/public partnership and leasing the property, but none of those options were successful. In the end, the best solution is to secure the site.

Mr. Gary Sweet of the Redevelopment Agency said there has been a lot of discussion in the community about this area being a swamp, a dump, or having contaminated soil. At one point a big box store was considering purchasing this property. As part of that process, there were 65 borings done and that report shows mostly gravel and sand. He said this is a buildable site. A map from 1952 was overlaid on the Town's GIS system and showed that at some point the brook was reconfigured. The landfill was actually on the Nichols property across the street. There are deed restrictions in place that do not allow work to be done outside of the existing footprint without approvals. The Agency has developed a relationship with those that hold the restrictions and is confident that by the end of the due diligence period, the Town will have a viable site.

In response to a question from Mr. Diminico, Mr. Tomko said there are 40 days left in the due diligence period. Mr. Pellegrini added that once the due diligence period runs out, the Board of Directors will have to decide whether or not to acquire this property. If so, a public hearing will be held.

Mr. Tom Tomko of the Redevelopment Agency said the Agency believes it makes the most sense to acquire this property. The first step will be to demolish the buildings and then stabilize the site. Public Works will be engaged to prepare bid documents. The goal is to create sustainable development. The property may be sold whole or in parcels. The Agency will need the Planning and Zoning Commission's help. He noted that the new form based zoning will add value to this property.

Ms. Barbara Weinberg of the Redevelopment Agency explained the Town needs control of the site so it can be developed according to the Redevelopment Plan. She said the existing buildings have been blight for too long. It is time Manchester takes aggressive steps to continue renewal.

Mr. Pellegrini said the Planning and Zoning Commission is being asked to make a report. Recommending in favor of the purchase is consistent with the Redevelopment Plan, which the PZC previously found to be consistent with the Town Plan of Conservation and Development.

Mandatory Referral (MR-1006)

MOTION: Mr. Dougan moved to make a favorable recommendation to the Board of Directors to acquire the vacant Parkade properties at the above addresses. Mr. Prause seconded the motion and all members voted in favor. The reason for the favorable recommendation was the proposal is consistent with the Broad Street Redevelopment Plan and Manchester's Plan of Conservation and Development, in particular with the economic section of the Plan of Conservation and Development.

MOTION: Mr. Kidd moved to suspend the rules and go beyond eleven o'clock. Mr. Dougan seconded the motion and all members voted in favor.

EVERGREEN CROSSING, LLC – 325 New State Road – PRD Zone Change and Preliminary Plan of Development (E-51)

PRD Zone Change and Preliminary Plan of Development (E-51)

MOTION: Mr. Prause moved to approve the PRD zone change and preliminary plan of development. Mr. Brown seconded the motion and members Diminico, Kidd, Prause, and Brown voted in favor; Mr. Dougan voted against the motion. The motion passed four to one. The reason for the approval was the zone is consistent with Manchester's Plan of Conservation and Development, the preliminary plan meets the zoning requirements, and the residential use poses less risk to the public water supply.

TOWN OF MANCHESTER – 395 Porter Street – Inland Wetlands Permit – Determination of Significance (T-521); Inland Wetlands Permit (T-521); Special Exception (T-522); Erosion and Sedimentation Control Plan (T-523); Mandatory Referral (MR-1006)

Inland Wetlands Permit – Determination of Significance (T-521)

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 (T-521)

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

Special Exception (T-522)

MOTION: Mr. Brown moved to approve the special exception with modifications as noted in staff memoranda from Matthew R. Bordeaux, Environmental Planner and Wetlands Agent, to Renata Bertotti, Senior Planner, dated January 14, 2011; Raymond Myette, Design Engineer, to Renata Bertotti, dated January 11, 2011; and Nick Francione, Civil Engineer, to Renata Bertotti, dated January 10, 2011. Mr. Dougan seconded the motion and all members voted in favor. The reason for the approval was the existing elementary school is appropriate for the residential zone and the proposal meets the special exception criteria.

Erosion and Sedimentation Control Plan (T-523)

MOTION: Mr. Kidd moved to approve the erosion and sedimentation control plan with modifications as noted in the staff memoranda from Matthew R. Bordeaux, Environmental Planner and Wetlands Agent, to Renata Bertotti, Senior Planner, dated January 14, 2011; and Nick Francione, Civil Engineer, to Renata Bertotti, dated January 10, 2011. Mr. Prause seconded the motion and all members voted in favor.

Mandatory Referral (MR-1006)

MOTION: Mr. Kidd moved to make a favorable recommendation to the Board of Directors for renovation and site improvements at Highland Park Elementary School. Mr. Brown seconded the motion and all members voted in favor. The reason for the favorable recommendation was the proposal is consistent with Goal 1 of the Community Facilities section of Manchester's Plan of Conservation and Development.

2011 CRCOG APPOINTMENTS:

There was a consensus to keep the current appointments for another year.

ADMINISTRATIVE REPORTS:

Mr. Bordeaux relayed an agent approval on a deck in the upland review area on Chilstone Lane. The deck is attached to the house and 70' away from the wetlands. The existing house is in the upland review area.

RECEIPT OF NEW APPLICATIONS:

MICHAEL KUCZYNSKI – 1445 Tolland Turnpike – Certificate of Location Approval (K-69) – for general repair and used car dealer.

TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT – Highland Street (from Wyllys Street to Porter Street) – Erosion and Sedimentation Control (T-525) – for construction of approximately 1,800 feet of a multi-use trail.

The chairman closed the business meeting at 11:35 p.m.

I certify these minutes were adopted on the following date:

May 2, 2011
Date

Joseph Diminico, Chairman

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

OFFICIAL TAPE NO. 1101