

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

**ROLL CALL:**

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

Alternates: Anthony Petrone (sitting)  
Susan Shanbaum  
John Chaput (sitting)

Absent: Andrew Kidd, Secretary  
Eric Prause

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

Time Convened: 9:00 P.M.

**NEW BUSINESS:**

WAL-MART REAL ESTATE BUSINESS TRUST – 420 Buckland Hills Drive – for proposed expansion of an existing store from 121,565 sq. ft. to 148,578 sq. ft. and related site improvements in a CUD zone – Inland Wetlands Permit (2011-016); Erosion and Sedimentation Control Plan (2011-017); CUD Detailed Plan Modification (2011-018)

Inland Wetlands Permit (2011-016)

**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.

Erosion and Sedimentation Control Plan (2011-017)

**MOTION:** Mr. Dougan moved to approve the erosion and sedimentation control plan with modifications as outlined in a staff memorandum from Nick Francione, Civil Engineer, to Renata Bertotti, Senior Planner, dated September 19, 2011. Mr. Petrone seconded the motion and all members voted in favor.

CUD Detailed Plan Modification (2011-018)

**MOTION:** Mr. Dougan moved to approve the CUD detailed plan modification with modifications as outlined in staff memoranda from Nick Francione, Civil Engineer, to Renata Bertotti, dated September 19, 2011; from Bernard Kalansuriya, Civil Engineer, to Renata Bertotti, dated September 19, 2011; from James Mayer, Traffic Engineer, to Renata Bertotti, dated September 19, 2011; and from Renata Bertotti, Senior Planner, to John W. Knuff, Esq., dated September 8, 2011. Mr. Petrone seconded the motion and all members voted in favor.

CAPITAL DEVELOPMENT PARTNERS, LLC – 208 East Center Street, 16 Harrison Street, and 50 Harrison Street for possible retail development projects – Pre-application review.

Mr. Tyler Baldwin, Capital Development Partners, is considering building a Dollar General store at the corner of East Center Street and Harrison Street. Dollar General is a Fortune 200 company with between 9,500 and 9,600 stores in 35 states. Although there are no stores in CT, MA, or RI yet, they are a staple in the south. It is based on a convenience discount model and has freezers, coolers, and food products. Dollar General likes to be “on the way home” and this neighborhood is a good location in Manchester for this type of store. Land is at a premium and this vacant lot is for sale. The land continues down Harrison Street and totals 3.5 acres. He did research on the land and found the front parcel is zoned for off street parking. There is 4/10 of an acre that was the old town garage. There is also a 45,000 square foot building used by Tyco that has been vacant for many years. As an outsider, he sees a lot of residential homes in this area that are underserved.

Mr. Baldwin said he has no interest in the back property. He envisions rezoning the corner and suggested the possibility of selling the back parcel to the Town for \$1. There are some environmental issues on the property and it will take a few years to remedy the situation. This property will never be used for a nursery school or a single family home.

Mr. Baldwin reviewed the different uses in the area and said currently it does not make sense to have an Industrial zone in the middle of a neighborhood. He displayed a picture showing the prototype of a Dollar General Store.

In response to a question from Mr. Dougan, Mr. Baldwin said the store sells a variety of home care products such as laundry detergent, toiletries, birthday cards, milk, cheese, hot dogs, pizza, and popsicles. Most items are name brand sold at discount prices. The store will be about 9,000 square feet, which is about 60% of the size of a Walgreens.

Mr. Dougan would like to see healthy things to eat rather than soda and candy. It is a problem that neighborhoods don't have stores with fresh fruits and vegetables.

Mr. Baldwin explained the store receives deliveries once a week, which is not conducive to selling fresh produce. The store will stock and sell what people buy. As trends change, Dollar General will adapt.

Mr. Brown commented that the store will be located in an area where former residences have been turned into businesses and thinks he would be more comfortable if a design were found that was a little more related to the architecture in the area than the example presented. Mr. Brown thought it might be interesting to consider the property Mr. Baldwin doesn't need for cemetery expansion. Mr. Pellegrini said the environmental problems are subsurface, which may pose a problem.

In response to a question from Mr. Diminico, Mr. Pellegrini said he believes Tyco did what it was supposed to as far as mitigation. There are land use restrictions on this property imposed by the DEP. The slab and building are currently capping the site. There is a vapor, which is contained in the building and therefore, there is a limitation in occupancy.

Mr. Baldwin said there is an active cleanup program going on at this location. The vapor is being extracted. The building is a cavern; the insides have been removed for the same reason. Tyco has been identified as the responsible party. Mr. Baldwin will not step into its problem with his money. He said the key for this to work is rezoning.

Ms. Bertotti said the current zoning in the area is predominantly Residence C and Residence B and there are a few business zoned parcels in the vicinity.

Mr. Diminico said the building is vacant and he has his eyes and ears open for business in Town. He has to ask himself, if he lived in this neighborhood, whether he would prefer industrial or commercial space.

Mr. Baldwin explained that the property is 3.5 acres and he would need 1.5 acres at the most. He would take down the garage building.

In response to a question from Mr. Diminico, Mr. Baldwin said Dollar General has been around since 1929 and has been growing at a good pace in the last four years. This type of store would not compete with a store like Walmart; it is more of a neighborhood store with the ease of in and out.

Mr. Brown commented that when he hears Dollar General, he quickly relates it to surplus stores like Family Dollar and Job Lots.

Mr. Baldwin said Dollar General is the number one small box discount retailer in the country. Its biggest competitor is Family Dollar, which will give the Commission a feel for the kind of products sold.

In response to questions from Mr. Diminico, Mr. Baldwin said customers walk, drive, and bike to the store. Typically at the locations in the south, there are six to eight cars in the lot at any given time. There is more than one store in some towns and he is looking at another location in Manchester. The preference is for the building to be located on the corner with two entrances and a double row of parking. Mr. Baldwin said he could provide examples of other store designs.

Ms. Shanbaum said her first reaction was also negative because this is a residential neighborhood and it seems out of character having a small box store located here. A lot of work has been done to preserve Manchester's small New England Main Street. She asked if Mr. Baldwin has built any Dollar General stores in a comparable setting. Mr. Baldwin responded that this is his first store in New England.

Mr. Pellegrini reminded the Planning and Zoning Commission that it is talking about site planning and architecture. This process would be to decide first whether or not there is any desire to rezone this property. Anything allowed in the new zoning district will be allowed here. The size of the store Mr. Baldwin mentioned would not trigger any review other than architecture and possibly setback.

Mr. Diminico said there would be a public hearing for a zone change. He said the wild card is 50 Harrison Street. It may be unusable as residential forever; that is important to know.

Mr. Baldwin said he was led to believe the property will be cleaned up within a three to five year period and the building could then be demolished. He doesn't think this could ever be zoned residential but the Industrial zone can be changed and something more attractive can go here.

Ms. Shanbaum said it sounds like this will never be a residential property again. She doesn't like the idea of rezoning the best part of the property and rendering the balance of the property unusable.

Mr. Brown said he had no idea there were environmental issues at this location. Before dealing with a zone change, he would like to know the details of the environmental situation. All things being equal, this is an interesting proposition, he said. There are residences, businesses and a cemetery in the area. He would like to believe this can be worked out. Mr. Brown asked what the current Plan of Conservation and Development calls for in this location. Ms. Bertotti responded it calls for Special Design Commercial zone and medium density residential.

Mr. Diminico said this is the beginning of the Planning and Zoning Commission rezoning parcels, which he thinks will happen frequently. Manchester has more industrial space than it can ever use and currently we are talking about spot zoning.

Mr. Baldwin said he is no expert on Manchester but this seemed like a unique opportunity. He suggested that he provide the Commission with some environmental materials and members will be up to speed in a relatively short period of time.

Mr. Diminico said he gets a sense that the Planning and Zoning Commission is open minded about this. If possible, the Plan of Conservation and Development needs to be considered and this should go to residential zoning. Any background information Mr. Baldwin can provide would be helpful.

Mr. Dougan agrees; he thought the Commission should get some idea of the environmental situation. He agreed that the back parcel would be ideal for expansion of the cemetery and wondered if the DEP would prohibit that use. He is reluctant to hold a public hearing for a zone change without knowing the answers to some of these questions.

Mr. Baldwin will not jeopardize his reputation and take on Tyco's problem; he is willing to work with the Commission to find a solution.

Mr. Pellegrini said he is hearing that most members on the Commission are open minded about rezoning. Some concerns have been expressed about architecture and layout and there are questions about the environmentally impacted portion of the property. Mr. Baldwin will have to decide if he would like to apply for a zone change based on what he heard tonight.

Mr. Baldwin said Tyco will not sell just the property he wants because Tyco wants the property off its books. He has heard the comments from the Commission. He isn't looking for a rubber stamp but wanted an idea of the Commission's feelings on B1 or B2 in this location.

**RECEIPT OF NEW APPLICATIONS:**

**EVERGREEN CROSSING – 325 New State Road – PRD Preliminary Plan Modification (2011-122) – for a 224 unit multi-family residential community in a PRD zone.**

The Chairman closed the business meeting at 10:24 p.m.

I certify these minutes were adopted on the following date:

October 17, 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. 1128, 1129, 1130