

**MINUTES OF PUBLIC HEARING
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

The Chairman opened the Public Hearing at 7:03 p.m. The Secretary read the legal notice for the application when the call was made.

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

Chairman Diminico recused himself from this application. Mr. Chaput sat in his place.

Attorney Steve Penny spoke on behalf of the applicant, who is seeking a special exception for a rear lot for a single family home in a residential zone. The applicant recently received approval of a PRD zone change and preliminary plan of development. The rear lot was a part of that plan as approved by the Commission. The property is located on the southern side of 698 North Main Street a short distance east of the intersection of North Main Street and Tolland Turnpike. The property is a 2.258 acre rectangular shaped parcel. It is bounded on the north by North Main Street, on the east by an 18 lot PRD subdivision of single family detached homes, on the south by the old railroad line, and on the west by an industrially zoned parcel currently occupied by Stephen's Pipe. The lot currently houses a single family home, which would be retained. Public water and sewer are available. There are no wetlands or watercourses on site.

Manchester's rear lot regulations permit the creation of rear lots under certain conditions. The lot must have existed as a lot of record since December 1, 1986; this has been a lot of record since at least 1950. Only one rear lot can be created from the lot of record. Both of the resulting lots must meet the minimum lot area, yard, and other requirements of the zone in which it is located. In this instance, the front lot is in a PRD zone; as such it must be 9,000 sq. ft. in size. This lot is 13,071 sq. ft. It must have frontage of 75'; this lot has 87.39' of frontage. The lot meets the 25' front yard, 10' side yard, and 30' rear yard requirements. The rear lot will be 14,625 sq. ft and will have over 100' of frontage. The lot exceeds the 25' front yard, 10' side yard, and 30' rear yard requirements as shown on the plan. The rear lot access strip must be 25'

in width and may not exceed 300' in length. This will be 26.2' wide and at its longest 130' back from the road. All travel ways within the access strip must be treated with an all weather material, which has been provided for in these plans. The location must be suitable for the intended use given the character of the district, conserve property values, and not imperil the safety of public travel.

Mr. Rob Baltramaitis, project engineer, explained the existing site is located at 698 North Main Street, which is on the south side of the street. It is 2.25 acres and rectangular in shape. Frontage is 113' in length, the rear measurement is 227' and the lot is 600' deep. The land slopes from southwest to northeast, from 164 to 149. The soil consists of Hartford sandy loams. Rain gardens will be used for storm water mitigation. The home will be placed in the northeast corner of the lot. The rear lot has a longer driveway which will be paved. It will have a hammerhead for turnaround of emergency services. Public water and sewer provide adequate capacity. Some mature trees will be preserved. The overall disturbance will be two-tenths of an acre. The project does not require an erosion and sedimentation control plan but one was provided. The driveway will be on North Main Street and will have excellent sitelines in both directions. There is no traffic impact for one dwelling.

Mr. Carl Castanho, owner and developer, said his PRD project has three different house types: colonial, ranch, and cape style. For this back lot he thinks a colonial or cape is suitable. The house would be between 1,600 and 1,800 sq. ft. with low maintenance vinyl siding on the exterior. The buyer will have a choice of earth tones. Garage doors will be metal with white finish and windows will be vinyl with grids in the glass. All units will have decks. The price range will be under \$300,000.

Attorney Penny said this rear lot would be a suitable use and compatible with the neighborhood. It is consistent with the Plan of Conservation and Development. There is adequate parking and access, as well as adequate public water and sewer. There are no adverse comments from Town staff.

Vice Chairman Dougan opened the floor for public comment either in favor of or in opposition to this application.

Mr. Mike Cabucci, 706 North Main Street, said he spoke against the PRD application because of what this rear lot does to Lot 1. He recently built a ranch house on his property, which took a great deal of the width of the property. If the owner of the house at 698 North Main Street wants to do the same in the future, it will be difficult to fit the house on the property. Building this house "puts eyeballs" in the back of his property as well as his neighbor's. It looks like a great distance on the map, but it is less than 100'.

Ms. Bertotti said there are no outstanding staff comments.

Mr. Brown thinks a cape is more in scale to the surrounding houses.

Mr. Prause shared Mr. Brown's concerns.

The public hearing on this application was closed.

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

Mr. Richard Greenalch, P.E., said this facility was originally built for Morande Ford and was occupied for a number of years as a sales and service facility. Two years ago, Lynch Toyota purchased the building and has been operating it as a used car sales and service facility. The applicant proposes to move its body shop from West Center Street to this location and consolidate the rest of its operations. The applicant is asking for approval to allow the body shop at this location. Just over 10,000 sq. ft. will be added for the body shop, replacing the impervious surface. Mr. Greenalch pointed out the green line on the map which represents the 100' upland review area. There will be no infringement on the wetlands. Utilities will come from the existing building. There will be no change in drainage on the site. Water will flow from the roof to the catch basins. Scrap metal, trash, and cardboard will be separated and recycled. Paints and solvents will be recycled. Waste oil will be minimal and will be used for heat, as is the practice with the existing building. The building will be a pre-engineered structure with building colors and materials matching the existing building. The applicant proposes a couple of block walls and a concrete pad which will allow for the enclosure of vehicles that are damaged and need to be stored for a temporary period of time. There is a traffic signal at the main entrance that provides ample access in and out. This facility does not generate as much activity as Morande Ford did.

In response to a question from Mr. Brown, Mr. Greenalch showed where the 100 year flood line was on the map and said it does not come into play.

Chairman Diminico opened the floor for public comment either in favor of or in opposition to this application. No member of the public wished to comment at this time.

The public hearing on this application was closed.

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 Amendments (T-531)

Ms. Renata Bertotti, Senior Planner, explained that the goal in amending the Zoning Regulations is to consolidate the application requirements and expedite the permitting process as well as consolidate all application requirements. She said over time, the Commission has adopted several specific zoning districts. Each district has its own set of application requirements, including the level and the amount of information that needs to be submitted with that application. In addition to that, the regulations have a separate article and section that deals with application requirements for special exception applications. Often, the regulations have applications for special exception within those specialized districts.

An important procedural change will allow applicants to request a pre-application meeting with the PZC to discuss development plans. A pre-application review will be heard as a business item at a regularly scheduled meeting. The purpose is to provide the applicant an opportunity to describe the location, type and intent of the proposed development, and to obtain preliminary comments from PZC members. A pre-application review will be non-binding on either the PZC or the applicant.

The proposed regulation amendment revises and reorganizes the existing regulations so that all application requirements are in one article and section of the regulations. Town staff worked with the development community in determining the desired amount of detail for the type of application.

Certain applications, such as PRD or EHD zone changes and special exceptions, will require review of a Preliminary Plan. A Preliminary Plan is currently not required with applications for special exceptions, but will be required under the proposed text amendment.

A Preliminary Plan will show the conceptual layout of the proposed site development in relation to the existing features. It is intended to illustrate that the proposed development can meet the general requirements of the zoning regulations and the public improvements standards without the detail required for construction type drawings.

Submission of a Detailed Plan is the second step in the process for the applications that require a Preliminary Plan, and the only step for site plan applications. At this stage a greater level of detail is required with the general idea that once approved, a Detailed Plan should get an applicant through all other permitting processes without delays.

An applicant may choose to combine the Preliminary and Detailed Plans into a single submission. When Preliminary and Detailed Plans are combined, the applicant can request a waiver from the Director of Planning to avoid duplicative application requirements. A public hearing, required with zone changes, special exceptions and similar type applications, must be held if there is a combined submission.

Both the Preliminary Plan and the Detailed Plan will have general plan submission requirements. In addition, supplemental submission requirements applicable to a specific zoning district, such as a flood plain zone or PRD zone, will be required.

There are some editorial changes Town staff would like to include with the proposed regulations amendment. In Section 3.04 staff proposes deleting the text that regulates activity now also regulated by the Inland Wetlands Regulations.

Town staff deleted the existing application requirements from different Articles and Sections of the zoning regulations, since those are now organized under one heading, in Article I Section 4. In addition, the title of the Director of Neighborhood Services and Economic Development was replaced with Director of Planning, and replaced all references to Final Plan with Detailed Plan.

Ms. Bertotti said CRCOG has been notified and has no concerns.

In response to a question from Mr. Diminico regarding the two-step special exception procedure, Ms. Bertotti said a special exception proposal would work like an application for a zone change. There will be a requirement for a preliminary plan but the applicant would not have to develop full plans with engineering details. The applicant would then go through the public hearing process.

In response to a question from Mr. Kidd, Mr. Pellegrini explained the new article gives the applicant the option of combining the preliminary and detailed site plan.

Chairman Diminico opened the floor for public comment. There being none, the public hearing portion of the meeting was closed at 8:49 p.m.

NOTICE: THE CASSETTE TAPE RECORDING OF THIS PUBLIC HEARING CAN BE HEARD IN THE PLANNING DEPARTMENT.

OFFICIAL TAPE NO. 1113 & 1114