

**MINUTES OF PUBLIC HEARING  
HELD BY THE PLANNING AND ZONING COMMISSION  
FEBRUARY 23, 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  
Matthew Bordeaux, Environmental Planner  
and Wetlands Agent  
Ginger MacHattie, Recording Secretary

The Chairman opened the Public Hearing at 7:05 p.m. The Acting Secretary read the legal notice for the application when the call was made.

TOWN OF MANCHESTER – 140 Dartmouth Road – addition to the Martin Elementary School,  
Rural Residence zone – Special Exception (T-526)

Chris Till, Facilities Project Manager, explained that the proposed addition to Martin Elementary School is a component of the Highland Park renovation project. Highland Park will be vacated during the renovation and the Board of Education plans to relocate children to classrooms at Buckley, Bennet, and Martin Schools. The Board of Education and the Building Committee endorsed plans to add two permanent classrooms onto Martin Elementary School.

Mr. Till displayed a color rendering showing the proposed addition, which matches the width of the existing northern corridor. The addition extends the building by one classroom on either side of the hallway. The brick façade will match the existing building façade. This project must be completed by September of 2011, with construction planned for April through July 2011. This will provide teachers some time to furnish their classrooms before the new school year begins. He said since there will be construction while school is in session, there are provisions in the contract to address temporary fencing, noise, and restrictions on time of work and deliveries in order to minimize the impact of construction on the school day.

Mr. Till displayed an aerial photograph with an overlay of the proposed addition. The existing tree line at the northern end of the property abuts the Camp Kennedy/Globe Hollow area. He said there is no landscaping proposed as part of the project; only removal of blacktop six feet past the addition area. Concrete sidewalks will be provided around the three sides of the addition. The area to the north of the addition will be maintained for fire lane access to the back of the school. He noted there is a more than adequate turning radius and provisions for a concrete apron to facilitate entry of emergency vehicles into the curbed area.

The architectural plan showed the two classrooms, each with its own accessible bathroom in accordance with other classrooms at Martin Elementary School. The northern wing is currently used for kindergarten through grade two; it is anticipated the new classrooms will be used for kindergarten and first grade.

The Highland Park renovation is the first step in a plan to completely renovate all of the Town's elementary schools. This addition will provide additional capacity as other projects are approved for renovations.

Mr. Till displayed plans showing the elevations. He said the brick is an exact match. For structural reasons, the overhang of pre-cast paneling is not continued on the addition. The look will be consistent with the previous addition. Overall the look fits nicely with the existing structure, he said.

In response to a question from Mr. Prause, Mr. Till said prior to the Bennet School project, a small addition was placed on the back side of the Martin School building.

In response to a question from Mr. Brown, Mr. Till explained the area now used for buses is all blacktop. The children congregate there while waiting to be loaded onto the buses. There is excess parking capacity currently, with quite a bit of paved area that will still be available for loading and unloading. Maintenance vehicles will no longer be parked there.

In response to a question from Mr. Chaput, Mr. Till said the minor technical plan revisions have been addressed and are included in the plan.

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

Jim Carlson, 159 Dartmouth Road, understands that this project was initiated to meet the temporary needs of reconstruction projects. He asked if this space will be needed after those projects are completed.

Mr. Diminico said he understands this is permanent swing space for long and short term projects. It will be in constant use as swing space, then used as part of Martin School.

Ms. Bertotti said Town staff reviewed this application and minor plan modification requests have been addressed. The applicant is requesting a referral under Connecticut General Statute 8-24. When considering this application, the Commission should consider whether it meets the Plan of Conservation and Development. Town staff recommends the Planning and Zoning Commission provide a favorable referral. There are no outstanding technical comments remaining with regard to the special exception application.

In response to a question from Mr. Diminico, Mr. Till explained that he worked with the Principal and Central Office in designing the addition. The location fits within the educational needs. The northern wing was preferred by the Principal of the school. The classrooms are laid out with windows in the front wall, similar to the existing windows on the same face. There will be a door from the classroom to the exterior of the building, as well as a door to the corridor. He worked closely with the teachers and the Principal on the flow of traffic and classroom setup. The shape of the new windows is similar to the existing school, which was built in the 1960s. He said the windows are now much better in quality, but the appearance will be similar.

The Chairman closed the Public Hearing portion of the meeting at 7:28 p.m.

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

OFFICIAL TAPE NO. 1105