

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
JULY 2, 2012**

ROLL CALL:

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

Alternates: Anthony Petrone
John Chaput (sitting)

Absent: Horace Brown
Susan Shanbaum

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

Time Convened: 7:57 P.M.

NEW BUSINESS:

RP BUILDING CONTRACTORS, LLC – Special Exception (2012-042) – for outside storage of salt in a carport structure and outdoor storage of snow plows and miscellaneous equipment at 66 Sheldon Road, Industrial zone.

By consensus the Commission agreed to keep the public hearing open on this item.

BRUNELLE WOODLAND ST., LLC & BRUNELLE MANCHESTER, LLC – Special Exception (2012-056) – for the construction of two, two-family houses on two smaller lots of record at 123 & 129 Woodland Street, Residence B zone.

Mr. Prause said this application meets the intent of the general standards. It is compatible with adjacent buildings and the neighborhood.

Mr. Kidd concurred with Mr. Prause. The applicant did a reasonable job of addressing the Commission's concerns. The proposal is now more compatible with other neighborhood buildings.

Mr. Dougan said he will support this application. The applicant did a commendable job integrating modern construction with the feel of the neighborhood.

Mr. Diminico said he will support this application. The whole area is a mix of single and multi family houses as well as various architectural styles. This proposal will be compatible with the neighborhood. Mr. Diminico said he is pleased with the informal process that allows for dialogue before the more formal process. The applicant did a fine job and none of the five abutters has expressed any concern.

Special Exception (2012-056)

MOTION: Mr. Dougan moved to approve the special exception with modifications as outlined in staff memoranda from Nick Francione, Civil Engineer, dated June 26, 2012, and from Bernard Kalansuriya, Design Engineer, dated July 2, 2012 to Renata Bertotti, Senior Planner. Mr. Prause seconded the motion and all members voted in favor. The reasons for the approval were the proposal meets the special exception criteria and the intent of the Design Review Guidelines, and the proposal is compatible with the neighborhood.

ADMINISTRATIVE REPORTS:

Ms. Bertotti noted the memorandum from Matthew Bordeaux, Environmental Planner/Wetlands Agent, regarding the administrative approval of Inland Wetlands Permit Modification (2012-064), Eighth Utilities District – 560 North Main Street.

APPROVAL OF MINUTES:

May 7, 2012 – Public Hearing/Business Meeting

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

RECEIPT OF NEW APPLICATIONS:

COURTYARD MARRIOTT – CUD Detailed Plan Modification (2012-065) – for a non-material change to an approved CUD detailed plan to allow construction of a 5' x 16' shed at 225 Slater Street.

110 BUCKLAND HILLS, LLC – CUD Detailed Plan Modification (2012-066) – for a non-material change to an approved CUD detailed plan to change the front entrance of an existing restaurant at 110 Buckland Hills Drive.

TOMIC REAL ESTATE LLC – Inland Wetlands Permit – Determination of Significance (2012-067); Inland Wetlands Permit (2012-067); Erosion and Sedimentation Control Plan (2012-068) – for construction of a 5200 sq. ft. addition to an existing industrial use building including a loading dock; modification of existing and construction of additional paved surface; construction of stormwater management facilities; and regrading at 161 Sanrico Drive, Industrial zone.

EVERGREEN CROSSING, LLC – PRD Zone Change and Preliminary Plan of Development (2012-069) – for a 224 unit multi-family residential community with parking, carports and clubhouse/office at 325 New State Road.

The Chairman closed the business meeting at 8:12.m.

I certify these minutes were adopted on the following date:

September 5, 2012
Date

Joseph Diminico, Chairman

**NOTICE: A DIGITAL RECORDING OF THIS PUBLIC HEARING CAN
BE HEARD IN THE PLANNING DEPARTMENT.**