

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
JANUARY 4, 2012**

ROLL CALL:

Members Present: Joseph Diminico, Chairman
Andy Kidd, Secretary
Horace Brown

Absent: Kevin Dougan, Vice Chairman
Eric Prause
Anthony Petrone
Susan Shanbaum
John Chaput

Also Present: Mark Pellegrini, Director of Planning
Ginger MacHattie, Recording Secretary

Time Convened: 7:10 P.M.

NEW BUSINESS:

ORFORD VILLAGE HOUSING DEVELOPMENT CORP. – 621 Hartford Road – for a zone change from RA to EHD on a portion of 621 Hartford Road – EHD Zone Change (2011-145)

EHD Zone Change (2011-145)

MOTION: Mr. Brown moved to approve the zone change from RA to EHD on a portion of 621 Hartford Road to be effective on January 18, 2012. Mr. Kidd seconded the motion and all members voted in favor. The reason for the approval was the zone change is an extension of an existing zone.

APPROVAL OF MINUTES:

November 21, 2011 – Public Hearing/Business Meeting

MOTION: Mr. Kidd moved to table this item. Mr. Brown seconded the motion and all members voted in favor.

December 5, 2011 – Business Meeting

MOTION: Mr. Kidd moved to table this item. Mr. Brown seconded the motion and all members voted in favor.

ELECTION OF OFFICERS:

MOTION: Mr. Kidd moved to table this item. Mr. Brown seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS:

JERRY SAGLIMBENI – 34 Fir Grove Road – Inland Wetlands Permit (2011-144) – for construction of a single family home with the foundation drain in the wetlands upland review area.

ORFORD VILLAGE HOUSING DEVELOPMENT CORP. – 621 Hartford Road – EHD Zone Change (2011-145) – for a zone change from RA to EHD on a portion of 621 Hartford Road.

SARD REALTY I, LLC – 101 Hale Road, CUD Detailed Plan Modification (2011-147) – for installation of a new loading dock door with retaining walls and minor parking modifications.

TOWN OF MANCHESTER WATER & SEWER DEPARTMENT – 192 Charter Oak Street – Inland Wetlands Permit (2011-148); Flood Plain Permit (2011-149) – for installation of a subsurface remediation system.

OTHER BUSINESS:

In response to a question from Mr. Diminico regarding Broad Street, Mr. Pellegrini said there is a company under contract for the demolition of the building. Work should be finished this construction season. There is also a contract for the street reconstruction which should be complete in 2013. The Redevelopment Agency has engaged Fuss & O’Neill to work on schematic plans for the Bigelow Brook greenway and should be finished in May or June.

In response to several questions from Mr. Diminico, Mr. Pellegrini updated the Commission on several items. He hopes to present the Commission with the new form based code regulations for Broad Street at the next meeting and hold a public hearing in February. Work continues on the Plan of Conservation and Development. The next community wide meeting will be held in February. He confirmed a draft report will be given to the Commission, which will then hold its discussions on the Plan. After that, a public hearing will be held and the Plan will be submitted to the Board of Directors. The Plan is on track for adoption during the summer.

In response to a question from Mr. Brown, Mr. Pellegrini said the Plan will include a guide map and text.

The Chairman closed the business meeting at 7:20 p.m.

I certify these minutes were adopted on the following date:

February 6, 2012
Date

Joseph Diminico, Chairman

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

OFFICIAL TAPE NO. 1142