

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

ROLL CALL:

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

Alternates: Susan Shanbaum
John Chaput (sitting)

Absent: Kevin Dougan, Vice Chairman
Anthony Petrone

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

Time Convened: 7:08 P.M.

NEW BUSINESS:

METROPCS MASSACHUSETTS, LLC – 250 Olcott Street – for installation of six panel antennas on an existing 155’ CL&P structure, placement of telecommunications equipment, and associated underground and overhead facilities – Inland Wetlands Permit – Determination of Significance (2012-040); Inland Wetlands Permit (2012-040); Flood Plain Permit (2012-041)

Mr. Colin Duncan, TRC Environmental Consultants, explained that his client is proposing a cell tower on an existing CL&P transmission tower off of Olcott Street. The tower is a six panel antenna. It is an attachment to an existing overhead transmission line, which is a lattice structure, big Y, four corner structure. There is an existing AT&T antenna at the same location with a similar setup to what is being proposed at the site. Mr. Duncan pointed out the location of the transmission right-of-way, the location of the lattice tower and the Hop Brook. He said there is an existing access road and opening at the edge of the right-of-way. Currently, there is construction within the right-of-way of the CL&P line with the installation of another large line across the river. There is minor activity and an access road that comes in off of Olcott Street to the tower and small building. The project will be to install a new, 11’ x 17’ steel building to be used as an equipment storage building. A number of cables on an ice bridge will come out of the building. Mr. Duncan said the bridge will attach overhead to the tower, run up the corner of the tower and attach to the antenna at the top. The antenna is about 166’ off the ground, he said. The plan is to install the building in a similar manner as the existing building, which is set on a number of small concrete blocks elevating the building above the ground. It would be adjacent to the existing building. He said the river is within a deep bank and the part of the bank nearest Olcott is reinforced with loose rip rap. It winds around, behind and through the right-of-way. The proposed building location is a high, flat plateau, technically within the flood plain. He said

it is just a maintained right-of-way with typical upland species for plants. The bank and river area have more wetland type species. The proposed plan will represent no new activity or disturbance of the area that is not already maintained as part of the right-of-way. There is a red maple wooded swamp tucked behind the area, adjacent to an industry located further up Olcott Street. Mr. Duncan said the swamp is a small, narrow area that holds hydric soil, red maple, and number of other wetland species and is self-contained with a very sharp boundary. None of the activity proposed will touch that area. Mr. Duncan said hay bales and silt fencing will be installed to protect the wetlands and encompass the work area. The map shows the work area proposed and a temporary stock pile area encompassed within hay bales. The ice bridge is similar to one there now and is simply a structure that takes all of the cabling from the building and attaches it to the lattice tower overhead. The proposal is to occupy about 21 cubic feet of flood plain which will be replaced by digging out a small area underneath the proposed building to take the place of the minimal flood plain area that is lost, he said.

Mr. Bordeaux added there are fragrant sumac shrubs proposed to provide screening for vehicles driving by on Olcott Street. A portion of Verplanck hiking trail goes right by this tower. He and Ms. Bertotti visited the site and were able to walk through. He said there should be no impact to the trail. It is a disturbed site as it is. With the other structure there, staff thought this would be an appropriate site for this structure.

In response to a question from Mr. Diminico, Mr. Bordeaux said a grass seed mix will be applied to any area of disturbance.

Mr. Duncan said the underground cable will go out to Olcott Street to an overhead power line.

In response to a series of questions from Mr. Prause, Mr. Duncan pointed out the trail and explained there will be some disruption during construction. He said after construction is completed, the trail will continue as is; there is no long term impact to the trail. The building is on blocks just like the AT&T building.

In response to a question from Mr. Diminico, Mr. Andy Candiello, Site Acquisition Specialist, said construction will take 60 to 90 days to complete. He is unclear exactly when the starting date will be. Approval is needed from Connecticut Siting Council as well as CL&P. He estimates the project will start within 12 to 18 months.

Ms. Bertotti said Town staff has one minor, technical comment that can be made a modification of approval if the Commission decides to approve of this application.

Inland Wetlands Permit – Determination of Significance (2012-040)

MOTION: Mr. Kidd moved to find the proposed activity would not cause a significant impact to the wetlands and will not require a public hearing. Mr. Brown seconded the motion and all members voted in favor.

Inland Wetlands Permit (2012-040)

MOTION: Mr. Kidd 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 with modifications as outlined in the staff memorandum from Derrick Gregor, Assistant Town Engineer, dated June 4, 2012, to Renata Bertotti, Senior Planner. Mr. Prause seconded the motion and all members voted in favor.

Flood Plain Permit (2012-041)

MOTION: Mr. Kidd moved to approve the flood plain permit with modifications as outlined in the staff memorandum from Derrick Gregor, Assistant Town Engineer, dated June 4, 2012, to Renata Bertotti, Senior Planner. Mr. Brown seconded the motion and all members voted in favor.

TOWN OF MANCHESTER PUBLIC WORKS – 126 Olcott Street – for demolition and removal of an existing in-ground swimming pool and pool house structure at Verplanck School – Inland wetlands Permits – Determination of Significance (2012-054); Inland Wetlands Permit (2012-054); Erosion and Sedimentation Control Plan (2012-055)

Mr. Derrick Gregor, Assistant Town Engineer, explained this application is for the removal of a swimming facility at Verplanck School. In 2007 or 2008, swimming was reduced to limited hours at this location. In 2009, the pool was not opened at all and has not been used since. The closure of this pool was approved by the Park and Recreation Advisory Committee and the Board of Directors.

Mr. Gregor oriented the Commission members on the map he displayed and pointed out the 100' regulated area. The southwest corner of this project is within the regulated area. The pool, wading pool, and pool house will be demolished, and all associated utilities will be abandoned. He said everything will be removed and the area will be backfilled with granular material. The fence and concrete walk will also be removed. Silt fence will be placed on the southern portion of the site. The area will be restored with loam and seed.

Mr. Bordeaux said there are no outstanding staff comments.

Inland Wetlands Permit – Determination of Significance (2012-054)

MOTION: Mr. Kidd moved to find the proposed activity would not cause a significant impact to the wetlands and will not require a public hearing. Mr. Brown seconded the motion and all members voted in favor.

Inland Wetlands Permit (2012-054)

MOTION: Mr. Kidd 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. Brown seconded the motion and all members voted in favor.

Erosion and Sedimentation Control Plan (2012-055)

MOTION: Mr. Kidd moved to approve the erosion and sedimentation control plan. Mr. Brown seconded the motion and all members voted in favor.

TOWN OF MANCHESTER PUBLIC WORKS – North of Overlook Drive – for installation of a hydrodynamic separator, removal of an existing storm water outlet, extension of an existing drainage system and minor grading and safety improvements – Inland Wetlands Permit – Determination of Significance (2012-051); Inland Wetlands Permit (2012-051)

Mr. Derrick Gregor, Assistant Town Engineer, explained this application is for the extension of an existing drainage system at the north end of Overlook Drive. To the north of this site is the Forest Ridge Condominium property. They have been experiencing some flooding near one of the parking garages at the south end of their property. There is an 11 acre watershed that drains

to this location, half of which is from the Town drainage system. The other half is overland flow from residential properties up grade. Currently there is an existing swale behind the garage that is not functioning well; it is overgrown and does not seem to collect all the water it should, he said. As part of this project, that swale will be upgraded as well as making some modifications to the Town's drainage system. Mr. Gregor oriented the Commission members on the plan he displayed. He pointed out the existing parking garage on Cliffside Drive which runs between Greenwood Drive and Lydall Street.

Mr. Gregor explained the site currently has an existing outlet that comes off of Overlook Drive and discharges near 117 Overlook Drive. It flows over land and ends up coming down to the swale and catch basin, which then flows north through a private drainage system that discharges at Lydall Brook, approximately 1,500 feet downstream. The Town is proposing to upgrade the channel and replace the catch basin with a larger structure that will collect water better, as well as upgrade the under drain system to pick up not only overland flow, but also ground water flow coming to this particular area. Mr. Gregor pointed out the existing sanitary sewer system easement. A new drainage pipe will run parallel to the easement running south toward Overlook Drive. At the Overlook Drive cul-de-sac, a new hydrodynamic separator will be installed for treating stormwater run-off coming through the system and tying into the existing catch basin. As part of that, a section of the existing system will be abandoned. The flared end and existing rip rap will be removed and the pipe and manhole will be abandoned in place. The easement will be modified to include sanitary and storm drainage in this area.

Mr. Gregor explained that bituminous concrete curb will be installed at the end of Overlook Drive to better channel the water to the low point where the hydrodynamic separator is located. Some metal beam guiderail will also be installed as a safety feature at the end of the road. All disturbed areas will be loamed and seeded. The area right off the road is steeper than 3:1 in some areas, and he anticipates the need to install erosion control blankets to help stabilize the slope as the vegetation grows. He said there is an existing pocket wetland just to the west of the site. It does not take any direct stream flow and is isolated. The work being done will be approximately 50' away from the pocket wetland. All run-off from the site goes in the northward direction. Silt fence will be installed in the area where work will be occurring. He said if temporary stockpiles are needed, they will be maintained in very close proximity to the trench and work area.

Mr. Gregor said there are not a lot of alternatives available. The Town's drainage just discharges to the surface and runs as overland flow. The point of this project is to put it underground and provide a treatment system that does not currently exist and pipe it directly into the existing system. He said that will eliminate approximately half of the watershed that gets to the swale. With proposed improvements, whatever overland flow is still sheeting off of the residential areas should be picked up by these improvements. Generally, the main purpose of this project is to alleviate the flooding problem experienced by the condo association property and reduce the potential for future problems, as well as increasing the water quality of the run-off coming off of Overlook Drive going forward.

In response to a question from Mr. Kidd, Mr. Gregor explained that certain pieces of the old drainage system will be abandoned in place. The Town keeps records on abandoned infrastructure.

Ms. Bertotti said there are no staff comments.

Inland Wetlands Permit – Determination of Significance (2012-051)

MOTION: Mr. Kidd moved to find the proposed activity would not cause a significant impact to the wetlands and will not require a public hearing. Mr. Prause seconded the motion and all members voted in favor.

Inland Wetlands Permit (2012-051)

MOTION: Mr. Kidd 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. Prause seconded the motion and all members voted in favor.

AMERICAN PROMOTIONAL EVENTS – 420 Buckland Hills Drive – to erect a 20’ x 40’ tent for the sale of Connecticut legal sparklers from 6/18/12 to 7/7/12 in the Walmart parking lot – CUD Detailed Plan Modification (2012-053)

Ms. Melissa Goduti explained the application is for permission for a tent in the Walmart parking lot. The applicant had previously been approved at this location in 2007. In addition, the applicant has approval for another location in the same parking lot through 2013. There are a couple of items that need to be modified, she said. The hours of operation will be the same as Walmart, so the applicant is proposing to remain open only until 10:00 p.m. The dates of operation will be June 18 through July 7, 2012. They would only sell until July 5, but the extra two days are for dismantling the tent. She received an e-mail from the Fire Marshal with some comments and she said a couple of them were incorrect.

Ms. Bertotti said this application has one staff member with outstanding comments at this point, which is the Eighth Utilities District Fire Marshal. His comments are essentially to be addressed at the point of issuance of the Fire Marshal’s permit. After the Commission grants this approval, to modify a CUD Detailed Plan, the applicant has to obtain a Building and a Fire permit. As part of that, the Fire Marshal had asked that additional information to be provided.

CUD Detailed Plan Modification (2012-053)

MOTION: Mr. Kidd moved to approve the CUD Detailed Plan Modification with the conditions that all proposed signs are to be limited to those on the proposed tent and no other signs are to be located anywhere, and any vegetation, mulch or other combustible material removed from or disturbed in the vicinity of the tent in accordance with the requirement of the Eighth Utilities District Fire Marshal shall be restored by the applicant within one week of the end of the sale; and with the modification that sales only occur from June 18, 2012 to July 7, 2012 from 9:00 a.m. to 10:00 p.m. daily. Mr. Prause seconded the motion and all members voted in favor.

APPROVAL OF MINUTES:

April 16, 2012 – Public Hearing/Business Meeting

MOTION: Mr. Brown moved to approve the public hearing minutes with the correction on page two to change the words “the street” to “Broad Street”, and the phrase “down the street” to “south on Broad Street”. Mr. Kidd seconded the motion and Mr. Diminico and Mr. Chaput voted in favor.

MOTION: Mr. Brown moved to approve the business meeting minutes as written. Mr. Kidd seconded the motion and Mr. Diminico and Mr. Chaput voted in favor.

RECEIPT OF NEW APPLICATIONS:

110 BUCKLAND HILLS, LLC – CUD Detailed Plan Modification (2012-058) – to install a patio on 5 existing parking spaces at an existing restaurant and associated landscaping and building façade changes at 110 Buckland Hills Drive

SARD REALTY 1, LLC – CUD Detailed Plan Modification (2012-060) – for construction of a new entryway and windows of an existing building and modify sidewalk to make handicap accessible at 101 Hale Road

TOWN OF MANCHESTER PUBLIC WORKS DEPT. – Inland Wetlands Permit – Determination of Significance (2012-061); Inland Wetlands Permit (2012-061) – for installation of approximately 900 linear feet of 12” water main and associated services, and abandonment of existing water main within Lydall Street, east of Vernon Street.

The Chairman closed the business meeting at 8:13 p.m.

I certify these minutes were adopted on the following date:

August 6, 2012
Date

Joseph Diminico, Chairman

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