

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
MARCH 5, 2012**

ROLL CALL:

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

Alternates: Susan Shanbaum
John Chaput

Absent: 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: 7:05 P.M.

MOTION: Mr. Dougan moved to suspend the rules to conduct a portion of the business meeting before the public hearing. Mr. Kidd seconded the motion and all members voted in favor.

NEW BUSINESS:

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

Mr. James Olson, Tighe & Bond, explained that his employer has been retained to prepare plans to remediate groundwater and soil conditions at the Charter Oak well field that has been impacted by petroleum hydrocarbons. The site became contaminated as a result of a paper mill operation and underground storage tanks that leaked. The problem came to light a number of years ago when some oil sheen showed up within well 2A. The Town did some initial investigations and installed some monitoring wells to identify the problem. Tighe & Bond was selected in 2008 to conduct an investigation to delineate the extent of the problem and installed soil borings and monitoring wells and collected soil and ground water samples to analyze them. A remedial action plan was approved by the DEEP. Also, the Town took the well offline a number of years ago because of the contamination problem. They can pump it during the drought conditions directly to Globe Hollow Reservoir. Nothing has been detected in the water supply well itself. The remedial approach consists of aerating the water and reinjecting it back into the aquifer to stimulate the growth of naturally occurring bacteria. The hydrocarbons have degraded

significantly. However, the oxygen becomes a limiting factor to the bacterial growth. There are a series of four extraction wells that will be installed. Water will be pumped at a rate of 15 gallons per minute through an air stripper, which will aerate the water and it will then be reinjected into the aquifer with nine pairs of shallow and deep injection wells and a number of injection laterals. The water will then be recirculated through and replenished with oxygen. Some of the water will be pumped to sanitary sewer, which will create a cone of depression in the aquifer and capture water. Air will be injected into the subsurface with a blower type system in three soil vapor extraction wells, which will help treat the soil that is above the water table as well. Progress will be monitored and reports will be made to the DEEP. Tighe & Bond tried to find the technology that was the most minimally intrusive on the environment. The equipment itself will be installed in the garage building. After the remediation is complete, which is after three to seven years, the plan is to abandon the system.

Ms. Devleena Ghosk-Brower, Tighe & Bond, explained that the site is off of Charter Oak Street. Route I-384 is to the south of the site. The high ground water was delineated on either side of the banks of Hop Brook. The bold line represents Zone A of the FEMA flood plain. The 100' upland review is the dash line on the displayed map. The Planning Department was provided with a letter from a professional engineer certifying that there will be no loss in compensatory flood storage as a result of this project. She said the entire work is confined within the upland review area and a portion will be within the FEMA flood plain. Other than that, there are no impacts within the river system.

Mr. Brown noted this well has not been needed or used for fourteen years. Now it appears it is needed to the degree that we need to spend money to correct a pollution problem. He asked if there has been a comparison of the cost of remediation versus moving the well.

Mr. Olson said the well 2A has not been fully active since this problem was discovered fourteen years ago. The Town has an agreement with the Department of Health that during the periods of drought it can be pumped to Globe Hollow Reservoir to supplement the reservoir level. This well is needed to meet the long term needs of the Town. It is one of the highest producing wells in Town. There are already two wells within the Charter Oak well field. The Town is required to clean up the TPH condition. Mr. Olson is not aware of any cost comparisons.

In response to a question from Mr. Prause, Ms. Ghosk-Brower said she only looked north of Hop Brook and there were no wetland resources identified with the exception of the stream bank. The bank is pretty much the back side of the existing building so there was no room for vegetative wetlands to occur.

In response to a question from Mr. Prause, Mr. Olson said the die off of the bacteria will not impact the water quality in any way.

In response to a question from Mr. Diminico Mr. Olson said the underground storage tanks have been removed; all that remains is residual contamination.

Mr. Bordeaux explained this project will have minimal impact to the resources in the area. There will be no loss in flood storage capacity. The banks of the brook are so steep that they will not be affected. This project will have minimal impact to the wetlands in the area.

In response to a question from Mr. Diminico, Mr. Olson said there will be no excavation when the project is complete.

Ms. Bertotti said Town staff reviewed this application and there are two staff members with outstanding comments that can be addressed on the final mylars. These can be addressed as modifications if the Commission decides to approve this application.

Inland Wetlands Permit – Determination of Significance (2011-148)

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 (2011-148)

MOTION: Mr. Kidd moved to approve the inland wetlands permit with modifications as outlined in staff memoranda from Derrick Gregor, Assistant Town Engineer, dated March 2, 2012 to Renata Bertotti, Senior Planner, and from Matthew Bordeaux, Environmental Planner/Wetlands agent, dated February 29, 2012 to Renata Bertotti. The permit is valid 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.

Flood Plain Permit (2011-149)

MOTION: Mr. Kidd moved to approve the flood plain permit with modifications as outlined in staff memoranda from Derrick Gregor, Assistant Town Engineer, dated March 2, 2012 to Renata Bertotti, Senior Planner, and from Matthew Bordeaux, Environmental Planner/Wetlands Agent, dated February 29, 2012 to Renata Bertotti. Mr. Prause seconded the motion and all members voted in favor.

The Planning and Zoning Commission returned to the Public Hearing Portion of the meeting at this point.

The Planning and Zoning Commission resumed its Business Meeting at 10:31 p.m.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Broad Street redevelopment area – revisions to the zoning regulations to add Article II Section 26 – Form-Based Zone – Zoning Regulation Amendment (2012-003)

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

ADMINISTRATIVE REPORTS:

Ms. Bertotti reported two lot line revisions; one at 619 and 621 Hartford Road and the other at 161 and 191 Sanrico Drive.

APPROVAL OF MINUTES:

January 18, 2012 – Public Hearing/Business Meeting

MOTION: Mr. Brown moved to approve the minutes as written. Mr. Chaput seconded the motion and Mr. Prause and Mr. Diminico voted in favor. The motion passed four to zero.

February 6, 2012 – Business Meeting

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

RECEIPT OF NEW APPLICATIONS:

EVERGREEN CROSSING, LLC – Zoning Regulation Amendment (2012-007) – for revisions to the Manchester Zoning Regulations at Article II Section 7.02.03 (e) and Article II Section 7.04.06 to permit three story multi-family buildings in PRD zones.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendment (2012-008) – for revisions to the Manchester Zoning Regulations to add Article I Section 4.05.07; Application Requirements: Supplemental Requirements – Detailed Plans for form-based zone, and a minor administrative text amendment at Article I Section 4.01.

TOWN OF MANCHESTER PUBLIC WORKS – Inland Wetlands Permit – Determination of Significance (2012-009); Inland Wetlands Permit (2012-009) – near 401 Adams Street – installation of a hydrodynamic separator on an existing drainage system outfall to improve storm water quality.

TOWN OF MANCHESTER PUBLIC WORKS – Inland Wetlands Permit – Determination of Significance (2012-011); Inland Wetlands Permit (2012-011): Erosion and Sedimentation Control Plan (2012-012); Flood Plain Permit (2012-013) – 387 Middle Turnpike West – for reconstruction of 30” & 60” RCP Drainage outlets, installation of riprap scour holes & construction of a water quality basin to treat storm water runoff prior to discharge to Bigelow Brook.

WESLEY VANCOUR – SDC Site Plan (2012-016) – 95 Avery Street – for removal & replacement of concrete sidewalk in the rear of the building, installation of required handicap ramp, and minor reconfiguration of existing parking area in an SDC zone.

HIGHLAND OAKS CORP. – Inland Wetlands Permit (2012-018) – 900 Middle Turnpike East – for extension of a previously approved wetlands permit for Phase 5A and 5B of Reig Highlands subdivision.

SAM’S REAL ESTATE BUSINESS TRUST – Inland Wetlands Permit – Determination of Significance (2012-020); Inland Wetlands Permit (2012-020); Erosion and Sedimentation Control Plan (2012-021); CUD Detailed Plan Modification (2012-022) – 69 Pavilions Drive – for expansion of existing Sam’s Club building by approximately 22,000 sq. ft.
The Chairman closed the business meeting at 10:45 p.m.

I certify these minutes were adopted on the following date:

April 16, 2012
Date

Joseph Diminico, Chairman

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