

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
MAY 7, 2012**

ROLL CALL:

Members Present: Joseph Diminico, Chairman
Eric Prause
Horace Brown (Acting Secretary)

Alternates: Susan Shanbaum (sitting)

Absent: Kevin Dougan, Vice Chairman
Andy Kidd, Secretary
Anthony Petrone
John Chaput

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

Time Convened: 8:40 P.M.

OLD BUSINESS:

AMERICAN GROUP, LLC – for the sale of four used automobiles at 266 Middle Turnpike West – Certificate of Location Approval (2012-031)

Certificate of Location Approval (2012-031)

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

NEW BUSINESS:

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – for a zone change from General Business (GB), Design Overlay and Residence B (RB) zones to Form-Based zone (FBZ) in the Broad Street redevelopment area – Zoning Map Amendment (2012-026)

Zoning Map Amendment (2012-026)

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

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – for revisions to the Zoning Regulations to transfer the authority to grant special exceptions for auto related uses, gasoline service stations, and bulk oil storage plants from the ZBA to the PZC and to revise special requirements related to these types of uses – Zoning Regulation Amendment (2012-024)

Zoning Regulation Amendment (2012-024)

MOTION: Mr. Prause moved to approve the proposed zoning regulation amendment to the Zoning Regulations at Article IV Section 5; Article II Section 11; Article II Section 12; Article II Section 14; Article II Section 16; & Article II Section 24 to transfer the authority to grant special exceptions for auto related uses, gasoline service stations, and bulk oil storage plants from the ZBA to the PZC and to revise special requirements related to these types of uses, and to delete Article IV Section 6. Mr. Brown seconded the motion and all members voted in favor. The zoning regulation amendment will be effective on May 30, 2012. The reason for the approval was the proposed amendment is in conformance with the intent of the General Statutes and it will streamline the application procedure.

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

Attorney Stanley Faulkenstein spoke on behalf of the applicant, who is requesting that the inland wetland permit be extended for four years. There will be no change in the work. The only change is in the upland review area which was 50 feet and is now 100 feet.

In response to a question from Mr. Diminico, Attorney Faulkenstein said a five year extension was granted in 2007; this would be the second extension.

In response to a question from Mr. Prause, Ms. Bertotti explained that the wetlands permit requires the applicant to appear before the Planning and Zoning Commission for a wetlands extension request.

In response to a question from Mr. Diminico, Mr. Bordeaux said he did look at the plan. The only change to the currently active permit is the expansion of the upland review area and all details remain the same.

Attorney Faulkenstein explained the applicant was asked to install conservation easement markers and agreed to do so.

In response to a question from Mr. Diminico, Mr. Bordeaux said medallions will be installed by a surveyor. He suggested this be completed within two months and the applicant agreed.

Mr. Peter Henry, Holmes and Henry Associates, explained the shaded area on the displayed plan is the existing conservation area and the yellow area is a proposed house. The brown line indicates the 100' upland review area. In 2002, the applicant received approval with a 50' upland review area. The green outlines the limit of the wetland area. All houses in yellow will be constructed within the regulated area.

Mr. Bordeaux stated there will be no change in activity. The applicant has agreed to install conservation easement medallions. He recommended approval of this application.

Inland Wetlands Permit (2012-018)

MOTION: Mr. Prause moved to approve the inland wetlands permit with the condition that the applicant installs conservation markers within two months of the approval to demarcate the conservation easement area. The permit is valid for four years until May 6, 2016. Ms. Shanbaum seconded the motion and all members voted in favor.

SAM'S REAL ESTATE BUSINESS TRUST – 69 Pavilions Drive – for the expansion of the existing Sam's club store by 22,200 +/- sq. ft. and associated parking, landscaping, and site revisions – Inland Wetlands Permit (2012-020) – *Request for extension*; Erosion and Sedimentation Control Plan (2012-021) – *Request for extension*; CUD Detailed Plan Modification (2012-022) – *Request for extension*

Inland Wetlands Permit (2012-020) – *Request for extension*

MOTION: Mr. Prause moved to grant an extension to the May 21, 2012 Planning and Zoning Commission meeting. Mr. Brown seconded the motion and all members voted in favor.

Erosion and Sedimentation Control Plan (2012-021) – *Request for extension*

MOTION: Mr. Prause moved to grant an extension to the May 21, 2012 Planning and Zoning Commission meeting. Mr. Brown seconded the motion and all members voted in favor.

CUD Preliminary and Detailed Plan Modification (2012-022) – *Request for extension*

MOTION: Mr. Prause moved to grant an extension to the May 21, 2012 Planning and Zoning Commission meeting. Mr. Brown seconded the motion and all members voted in favor.

APPROVAL OF MINUTES:

April 2, 2012 – Business Meeting

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

RECEIPT OF NEW APPLICATIONS:

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.

The Chairman closed the business meeting at 9:02 p.m.

I certify these minutes were adopted on the following date:

July 2, 2012
Date

Joseph Diminico, Chairman

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