

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
OCTOBER 15, 2012**

ROLL CALL:

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

Absent: Anthony Petrone
Susan Shanbaum
John Chaput

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

Time Convened: 10:20 P.M.

NEW BUSINESS:

RIPLEY HILL DEVELOPMENT, LLC – 717, 727, & 743 Tolland Turnpike – for a 32 unit multi-family residential community – PRD Zone Change and Preliminary Plan of Development (2012-076)

PRD Zone Change and Preliminary Plan of Development (2012-076)

MOTION: Mr. Kidd moved to approve the PRD zone change and preliminary plan of development with the condition that tree clearing limits are to be field-flagged by a licensed surveyor prior to tree cutting and with modifications as outlined in staff memoranda from James Mayer, Traffic Engineer to Renata Bertotti, Senior Planner, dated September 20, 2012; from Matthew Bordeaux, Environmental Planner to Renata Bertotti dated October 4, 2012; from Nick Francione, Civil Engineer, to Renata Bertotti dated October 2, 2012; and from Raymond Myette, Design Engineer to Renata Bertotti, dated September 27, 2012. Mr. Brown seconded the motion and all members voted in favor. This zone change becomes effective at the end of the appeal period. The reason for the approval was the proposal meets the Town's Plan of Conservation and Development.

BRUCE R. & ROSEMARIE T. CHIRICO – 570 Porter Street and the westerly portion of 599 Porter St. – to change the zone from Residence AA (RAA) zone to Rural Residence (RR) zone – Zoning Map Amendment (2012-099)

Zoning Map Amendment (2012-099)

MOTION: Mr. Prause moved to table this item until the October 29, 2012 meeting. Mr. Brown seconded the motion and all members voted in favor.

E-SQUARE INVESTMENTS, LLC – Pre-application review for a zone change at 173 Wetherell Street from RR to PRD for a 14-unit, two story rental development.

Mr. Chandler Echols, E-Square Investments, was interested in the Commission's opinion and direction regarding a zoning change. He displayed a graphical representation of the proposed buildings. His property is located at 173 Wetherell Street and is 1.82 acres. He is looking for direction regarding a possible change from Rural Residence (RR) to Planned Residence Development (PRD). He would build a 14 unit, 2 story market rate townhouse. Each unit would be 1,200 square feet with two bedrooms and 1.5 baths. Based on comments from Mr. Brown, he staggered the units for depth. The first floor will have stone veneer and the second floor will have vinyl siding. There will be no basements. Density falls at eight units per acre. Parking will be concealed with bushes. Setback requirements will be met. He will be using 33.4% of the land.

In response to questions from Mr. Brown, Mr. Echols pointed out the recreational area on the map. There is a slight grade. Mr. Brown would expect landscaping around that area as well.

Mr. Dougan noted that the plan proposes no basement and no garage and asked where people will keep their things. He knows after PRDs are approved people often come back for sheds and he thought maybe that should be planned in.

Mr. Kidd commented that the building looks like a motel from the front. There is nothing remarkable about it. In his opinion it does not fit in the neighborhood.

In response to a question from Mr. Diminico, Mr. Echols said the sewer line is on Bidwell.

Mr. Dougan thinks the Town is saturated with PRD developments and is not sure he would support an application based on this project or design. RR land is disappearing. There is a component in the Plan of Conservation and Development that encourages agricultural zoning. He has an issue with changing RR to anything else.

Mr. Kidd acknowledged Mr. Dougan's comments but given the surrounding PRDs, a farm is not going to go on this property.

Mr. Brown suggested the applicant might want to tinker with the design a bit. He remains troubled there is no basement and no storage.

MOTION: Mr. Prause moved to suspend the rules to continue the meeting past 11:00 p.m.
Mr. Dougan seconded the motion and all members voted in favor.

Mr. Dougan said the lack of basements is all about cost but people do not want to look at houses without basements. He has some concerns with how this proposal will fit in the neighborhood.

Mr. Prause said the existing house was built in 1877; it will be an improvement to replace it. He suggested getting rid of the overhangs and adding dormers for a more residential look. He also suggested placing the recreation space between the two buildings.

In response to a question from Mr. Pellegrini, Mr. Echols said the buildings will be no higher than the duplexes.

Mr. Pellegrini noted that this discussion is not binding on anyone's part. There are concerns about the architecture and design of the building, scale to surrounding properties, and storage.

ADMINISTRATIVE REPORTS:

Mr. Pellegrini said there will be a hearing on the Plan of Conservation and Development, Manchester 2020, on October 29, with a special business meeting before at 6:00 p.m.

APPROVAL OF MINUTES:

July 16, 2012 – Business Meeting

MOTION: Mr. Brown moved to approve the minutes as written. Mr. Kidd seconded the motion and Mr. Dougan, Mr. Prause, Mr. Brown and Mr. Kidd voted in favor. Mr. Diminico abstained. The motion passed 4 to 0.

RECEIPT OF NEW APPLICATIONS:

MARCUS COMMUNICATIONS LLC – Special Exception (2012-106) – to construct a 170 foot self-supporting telecommunications tower and related appurtenances at 33 Mitchell Drive and 184 Sheldon Road, Industrial zone.

The Chairman closed the business meeting at 11:19 p.m.

I certify these minutes were adopted on the following date:

April 15, 2013
Date

Eric Prause, Chairman

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