

**MINUTES OF SPECIAL BUSINESS MEETING  
HELD BY THE PLANNING AND ZONING COMMISSION  
DECEMBER 17, 2012**

**ROLL CALL:**

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

Alternates: Susan Shanbaum  
John Chaput

Absent: Anthony Petrone

Also Present: Mark Pellegrini, Director of Planning  
and Economic Development  
Gary Anderson, Senior Planner

Time Convened: 7:05 p.m.

**OLD BUSINESS:**

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION –Manchester Plan of Conservation and Development, Manchester 2020 (2012-090).

Chairman Diminico opened the meeting by stating the Commission, staff and many Town residents have been working for over two years to develop the Town's next Plan of Conservation and Development. He thanked all of the members present for the time and energy they devoted to the process, and asked Mr. Pellegrini to begin the presentation of the final draft.

Mr. Pellegrini said the Commission held a public hearing on November 27, 2012 where it accepted testimony from the public on the draft of the Manchester 2020 Plan that had been posted in the Town Clerk's office on September 21, 2012. The PZC also held a workshop with the staff on December 6, 2012. At the workshop Commission members reviewed the summary of the testimony prepared by Mr. Anderson as well as staff commentary and suggestions on that testimony. Mr. Pellegrini said during the workshop the Commission indicated which revisions they would be willing to consider as part of final plan adoption. Mr. Pellegrini asked Mr. Anderson to review the proposed revisions to the final draft.

Mr. Anderson had distributed prior to the meeting the pages from the final draft plan which showed the proposed revisions. Mr. Anderson reviewed the changes page by page as follows:

He noted changes to Growth Management Principle (GMP) 1 regarding the natural environment, farmland and other critical assets. He said there were some editorial revisions to phrasing, which

were not substantive, to several of the paragraphs. This included adding the Hockanum River to the objective regarding preserving land and natural resources adjacent to existing protected open space, and adding “developing and implementing resource management plans for all Town owned lands”.

He said the most significant change was to combine items 3 and 4 under Goal A from the final draft and replace them with a new paragraph 3. Mr. Anderson said the intent of the revision was to emphasize the plan objective to improve and enhance the economic viability of agricultural lands, broaden the possible area where agricultural lands could be identified and defined, and clarify that residential uses should be clustered to preserve productive land. These revisions were made as a way to address concerns made by several people at the public hearing who were concerned that the proposed language indicated there would be new regulations which would be too restrictive or reduce their property rights.

Mr. Chaput mentioned that under GMP 1, B, 2 the plan refers to “Christmas in April” type events. He noted that particular nomenclature has not been used for a number of years, and that organization is now identified as “Rebuilding Together”. He suggested that phrase be changed as well.

Mr. Anderson said that under the urban landscape and existing neighborhoods goal at GMP 1, D, 2, the recommendation of a two dollar per capita fee for street tree restoration was deleted. Mr. Brown asked if there was a distinction between urban forest and street trees. Mr. Pellegrini said the urban forest referred to all of the trees and shrubs in urbanized areas and would include street trees. Mr. Brown suggested deleting “an” from the second sentence and the word “plan” at the end of the third sentence of this section, to avoid any misinterpretation or confusion about that distinction.

Mr. Anderson said at GMP 2 regarding historic and cultural resources, the staff added an objective under Goal A calling for a condition assessment on historic landscapes and, if warranted, improvement plans to those landscapes. This language was added in response to concerns raised by Commission members that there was no objective specifically dealing with historic landscapes, but only with historic structures.

Under GMP 4, C, Mr. Anderson said that item C, 2 included language to elaborate on the fact that trails and multi-use paths defined on the Pedestrian and Bicycle Infrastructure Map should be completed and connected.

Mr. Anderson also said the Proposed Character Map had been revised to identify the Manchester golf course in a natural character area as opposed to suburban, and to change the residential subdivisions along Wetherell Street and Hillstown Road from Rural/Agricultural to Suburban character areas.

Mr. Anderson reviewed the changes to the 2020 Plan Summary Matrix. These included revising the objectives under Goal 7 to reflect the changes in the goals and objectives sections previously discussed; to add the new objective for condition assessments on historic landscapes to the matrix and to identify this objective as applying to natural and mixed-use center districts; and to add mixed-use center, community corridor, and commercial corridor to Objectives 3 and 4 under Goal 11 regarding the preservation of Manchester’s housing stock.

Mr. Anderson also noted the Pedestrian and Bicycle Infrastructure Map had been revised to include several potential trail links that had been omitted from the final draft. These included the Cheney Rail Trail, the Hop River Trail, the Bigelow Brook Greenway, and the Purdy Nature Trail. The final proposed revision was on page 24 of the plan dealing with historic structures. Mr. Anderson noted Table D had been corrected to be named “Town Owned National Register Listed Buildings” as opposed to properties. Mr. Anderson said this concluded the staff presentation.

Mr. Diminico said he thought the 2020 Plan was a great vision for the future. He believed the way the Plan was organized and the approach taken to developing it was cutting-edge and gives clear guidance to the PZC and the Town going forward. He commended the entire staff for the process and the Plan document, and acknowledged the effort that was made to engage all the Town’s boards and commissions and the public in the development of the Plan.

Mr. Brown said over 40 years ago he and a fellow planner developed the idea of creating a plan to be called a Plan of Conservation and Development for the State of Connecticut, and that type of plan was now required at both regional and local levels of government. He said that a very good job had been done and a very real effort was made to gather input from all the Town’s residents in developing the Plan. He congratulated Mr. Anderson in particular for seeing the process through to completion. He also congratulated Mr. Anderson on his appointment as the Planning Director in Easton, Massachusetts and wished him success in his new position.

Mr. Stebe said he was a new member of the Commission and felt privileged to be able to vote on the adoption of the Manchester 2020 Plan. He said he had been involved in the planning process as a member of the public and attended several of the quadrant meetings and other sessions. He said the Plan should be a living document and the Commission should be devoted to following through on the recommendations.

Mr. Kidd said he was proud to be associated with the process and the document as a member of this particular group of Planning and Zoning Commissioners.

Mr. Prause said the Plan started in 2010 and the staff was able to pull together a great deal of information and ideas into a readable, organized document. He said the way the Plan tied the growth management principles of the State into an actual and practical plan for Manchester to follow was commendable.

Plan of Conservation and Development (2012-090)

**MOTION:** Mr. Brown moved to adopt the Town of Manchester Plan of Conservation and Development, Manchester 2020, posted in the Town Clerks office on September 21, 2012 with revisions dated December 14, 2012 and with the revisions to replace the words “Christmas in April” with “Rebuilding Together” at GMP 1, B, 2 and to delete the word “an” in the second sentence and the word “plan” in the third sentence at GMP 1, D, 2. Mr. Kidd seconded the motion and all members voted in favor.

The Chairman closed the business meeting at 7:40 p.m.

I certify these minutes were adopted on the following date:

January 23, 2013  
Date

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Joseph Diminico, Chairman

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

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