

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
JUNE 18, 2012**

ROLL CALL:

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

Alternates: Anthony Petrone (sitting)
Susan Shanbaum (sitting for #2012-038,039)
John Chaput

Absent: Kevin Dougan, Vice Chairman

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

Time Convened: 7:05 P.M.

NEW BUSINESS:

110 BUCKLAND HILLS, LLC – 110 Buckland Hills Drive – to provide an outdoor dining area and associated site, landscaping and building façade changes. – CUD Detailed Plan Modification (2012-058)

Mr. Helmar Wolf, 110 Buckland Hills, LLC, reviewed the conceptual and color plans for Commission members. He is proposing a covered patio, similar to Burton's in South Windsor. There is a 15' or 16' cover over the patio. There will be a fire chimney visible from both sides of the patio. In addition, there will be a small bar with 10-12 barstools in the patio area.

In response to questions from Mr. Diminico, Mr. Wolf said the awning will be red with black stripes and the building will be light beige with a brownish trim. The building has awnings on all four sides and they will all be replaced. Mr. Wolf said parking will be reduced by six parking spaces.

In response to questions from Mr. Brown, Mr. Wolf explained the property with the tree line belongs to the mall. Mr. Wolf said he has had conversations with management about trimming them. The proposed rhododendrons will also be trimmed in order to maintain the view.

Mr. Sheldon Crosby, L'ARC Architects, explained that the patio will be raised to the level of the floor, which puts the rhododendrons at about waist height to people on the patio.

Mr. Kidd said he has some concerns about the parking. He looked at the outdoor plan and likes it; however, he is concerned there are about half as many seats outside as inside and the

regulations do not address parking requirements for outdoor seating. Mr. Kidd is concerned there may be a potential problem with parking for 222 seats inside and an additional 101 seats outside. He understands the outdoor seating is seasonal but does not think there is a place for overflow parking.

Ms. Bertotti said the applicant will speak about the use of mall parking for employees. She said if there is no parking, people will likely go elsewhere. That is a concern for the restaurant owner not the Town. Mr. Wolf stated there is a possibility of staff parking in the mall parking area. Mr. Kidd expressed concern over the fact that there is no crosswalk.

Mr. Wolf explained the plan shows maximum seating. He is ultimately looking for comfort and it is not necessary to maximize every seat. He said if parking is full, people move to other restaurants in the area.

In response to a question from Mr. Diminico, Mr. Wolf said there are no restrictions from the mall to park in the mall's lot.

Mr. Diminico commented that the Town does not have regulations pertaining to outdoor seating; this will be the perfect test case.

In response to a question from Mr. Prause, Mr. Wolf said the exterior will be refreshed and a darker tan border will be used. The awning will be red with black stripes.

In response to a question from Mr. Prause, Mr. Crosby explained that a stone patio will match the façade of the building. The color palette will remain the same. The color has become washed out and faded. He would like to give it more strength of color.

In response to a question from Mr. Brown, Mr. Wolf said there will be no free standing signage.

In response to a question from Mr. Diminico, Mr. Wolf said he intends to open the restaurant in mid-August.

Ms. Bertotti recommended one modification if the Planning and Zoning Commission chooses to approve this application.

Mr. Brown observed that if he were to approach the restaurant from Ring Road headed northwest, he would not know what that building is. There is no sign to the south or east. The applicant said that is an oversight on his part.

CUD Detailed Plan Modification (2012-058)

MOTION: Mr. Kidd moved to approve the CUD detailed plan modification with modifications as outlined in a staff memorandum from Derrick Gregor, Assistant Town Engineer, dated June 12, 2012, to Renata Bertotti, Senior Planner. Mr. Prause seconded the motion and all members voted in favor. The reason for the approval was the proposal meets the criteria for a non-material plan modification.

SARD REALTY 1, LLC – 101 Hale Road – to construct a new entry, add windows, revise the sidewalk and provide a ramp for handicap access – CUD Detailed Plan Modification (2012-060)

Mr. Richard Greenalch, Pacesetter Construction, spoke on behalf of the applicant. The subject property contains what was originally the Bernie's building. It is approximately 20,000 square feet and has been vacant for some time. The developer leased space to Petco, which is in the process of moving into the building. The first 150 linear feet of the building will be Petco, which is 15,000 square feet. That leaves a section in the back which Sard Realty would like to develop for additional retail rental space. In order to do that a new entrance would need to be added. To make the space more appealing, the applicant would like to add windows and a door. The ramp is 2.5' to 3' above the roadway. The applicant had to create a handicap ramp that starts on the existing sidewalk and runs down to the new entryway. The doors were recessed a couple of feet and the applicant tried to duplicate the look on the original Bernie's building. The applicant would like to have the additional space ready for a tenant when one is found.

In response to questions from Mr. Diminico, Mr. Greenalch explained the entire space is 20,000 square feet. Petco will be occupying 15,000 square feet. The electrical service comes in at the back of the building, creating a small utility room for electrical service. There is additional space in the back that could be leased but will likely be used for storage. The smaller space will only have a single door, and the colors will remain the same.

In response to a question from Mr. Kidd, Mr. Pellegrini said the entire building's size is taken into consideration when determining parking requirements for retail use. Splitting up the building does not change the number of spaces required.

In response to a question from Mr. Prause, Mr. Greenalch said the crosswalk will be moved along with the new handicap accessible parking spot, about 50' from the present spot.

Ms. Bertotti said she has one minor and technical comment from the Engineering Department, which the applicant is aware of and has agreed to.

CUD Detailed Plan Modification (2012-060)

MOTION: Mr. Prause moved to approve the CUD detailed plan modification with modifications as outlined in a staff memorandum from Derrick Gregor, Assistant Town Engineer, dated June 15, 2012, to Renata Bertotti, Senior Planner. Mr. Kidd seconded the motion and all members voted in favor. The reason for the approval was the proposal meets the criteria for a non-material plan modification and is a good example of how a larger retail building can be adapted for future use.

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

Mr. Derrick Gregor, Assistant Town Engineer, explained the Water and Sewer Department is looking to replace approximately 900 linear feet of water line along Lydall Street. Currently, cast iron pipe exists in Lydall Street, he said. This will upgrade to cement line consistent with the current Town standards. He said there are plans to reconstruct Lydall Street from Vernon Street to the Town line later this year. The objective is to get the water line replaced prior to that project.

Mr. Gregor displayed the plan and pointed out Vernon Street and Lydall Street at Cliffside Drive. The wetlands have been flagged around Lydall Brook. He pointed out the 100-year floodplain, but he said this project will have no impact on that. A portion of this project will take place within the 100 foot regulated area, but no work will take place within the wetlands. There is a 12” cast iron water main in this location. A new trench and water line will be run parallel, 1 to 2 feet off the existing main for about 900 feet. Most of the work is within the roadway or immediately off the shoulder on the north side of the road. There will be shallow excavation, and the pipe will be installed with approximately 5’ of cover. The work will progress from west to east. He does not anticipate any impacts to drainage patterns or run off. As part of the trenching, material will be stockpiled immediately adjacent to the trench, put pipe in, and back fill immediately. The areas will be repaved or restored if off of the road. Because the majority of the work is in the road, he is proposing silt sacks in all catch basins. The project is required to upgrade this old pipe material to the Town’s standard. The project will take approximately three to four weeks to complete in the summer of this year.

In response to a question from Mr. Diminico, Mr. Gregor explained that the replacement pipe will be tying into cement piping already in place.

In response to a question from Mr. Brown, Mr. Gregor said there are six houses on this run. They will be reconnected within the right-of-way to the new pipe. The pipe from the reservoir is also in this street on the opposite side of the road.

Ms. Bertotti reviewed the memorandum to the Commission from Matthew Bordeaux. The proposed activity has no significant or direct impact to Lydall Brook.

Inland Wetlands Permit – Determination of Significance (2012-061)

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 (2012-061)

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.

CASTANHO & CLOUTIER DEVELOPMENT, LLC – 698 North Main Street – for a seven lot subdivision of single-family homes – PRD Detailed Plan (2012-038) – *Request for extension*; Erosion and Sedimentation Control Plan (2012-039) – *Request for extension*

Mr. Diminico recused himself from this application. Ms. Shanbaum sat in his place.

PRD Detailed Plan (2012-038) and Erosion and Sedimentation Control Plan (2012-039) – Request for Extension

MOTION: Mr. Brown moved to grant an extension until the July 16, 2012 Planning and Zoning Commission meeting. Ms. Shanbaum seconded the motion and all members voted in favor.

The Chairman closed the business meeting at 8:04 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.