

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
MARCH 19, 2012**

ROLL CALL:

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

Alternates: Anthony Petrone
John Chaput (sitting)

Absent: Kevin Dougan, Vice Chairman
Susan Shanbaum

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

Time Convened: 8:23 P.M.

NEW BUSINESS:

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) (*continued*)

Mr. Diminico said there are a few items that need some clarifying.

Mr. Brown indicated that one item that needed clarification is on page 24, places of worship.

Mr. Pellegrini suggested amending the use table to include a special exception requirement in the commercial subdistrict. He also suggested changing the language on the building height minimum or maximum and the trees needed to be generally three stories in height.

Mr. Brown expressed some concern about some of the businesses allowed in the residential frontage zone. In modern zoning times, form-based zoning is different than anything that has ever been done. He said he gets a little nervous about the potential for alcoholic liquor sales, restaurants, cafes, and grills to be located along the brook or Green Manor Boulevard. He just wants to be sure this is done right and hopes that by allowing a particular use here it does not turn out to be a detriment.

Mr. Diminico said this issue goes to the core of mixed-use zoning. He said he was not terribly concerned about it and said the Commission is trying to promote business and be less restrictive. Mr. Kidd said if the Commission needs to look at it as a special exception, it should just be deleted. It does not make sense to look at a potential business in the context of who is above or next to it. He said the Commission is trying to promote mixed-use. There is not much out there

as examples to follow and we will probably make mistakes. He thought the Commission should treat it all as a permitted use.

Mr. Prause said Mr. Brown has some valid concerns and now is the time to address them. He thought it was a benefit that only two thoroughfares will be affected. The market will dictate how much of a certain type of business is warranted.

Mr. Diminico agreed with Mr. Prause and Mr. Kidd; he would hate to put limits on the development.

Mr. Brown said he did not regret raising the issue, but would not object it. There are in his opinion two things that argue against each other. The area is so small that any resident could walk to any establishment in the area. The flip side is it is difficult to imagine much of the non-residential uses will occur here anyway. The developer may further establish the acceptable standards, in addition to the regulations, which could have positive impact on how the use gets applied which is Mr. Brown's concern regarding the commercial uses in residential zone.

MOTION: Mr. Kidd moved to recess and Mr. Chaput seconded the motion. All members voted in favor. The Commission took a brief recess at 8:40 p.m. and returned at 8:58 p.m.

Mr. Diminico said the Commission needs to fully discuss and come to a conclusion about affordable housing. He said form-based zoning is cutting edge. He thinks it should provide as much latitude and incentives as possible to the developer. Realistically, he thinks there will be some sort of affordable housing built there, but he wants to keep all options open for the developer.

Mr. Kidd agreed with the Chair. The Redevelopment Agency (Agency) members spoke loud and clear and they are the experts on this, he said. He values the Agency's opinion and agrees that the requirement of a certain percentage of affordable housing should not be included. The amount of affordable housing in Manchester is high compared with neighboring towns. He did not want to put extra restrictions on anyone developing this property.

Mr. Brown said given his background and experience, he felt strongly about the need for housing of all types. Among the thirty municipalities in the capital region, Manchester ranks high in affordable housing. This is a special situation though, he said. The Agency, taxpayers, and the Board of Directors voted to spend a lot of money to develop this property and he is hesitant to inhibit any developer. He would hate to narrow the pool of candidates. He is opposed to including any requirements for affordable housing.

Mr. Prause said affordable housing is not a Manchester issue but a statewide issue. The lack of affordable housing is one reason given for young professionals moving out of state. Much of affordable housing is older stock and this would be new stock. He said most who had spoken were supportive of the idea of affordable housing but did not want to include a requirement in the regulations. He did not understand why. He thought the Commission was missing an opportunity by not adding a requirement for some affordable housing.

Zoning Regulation Amendment (2012-003)

MOTION: Mr. Kidd moved to approve the proposed zoning regulation amendment to add Article II Section 26 – Form-Based Zone with the following modifications: (1) Amend Section 26.04.01.3 to allow places of worship as a special exception use in FBZ-1; (2) Amend Section 26.05.03 to read, “Building height is measured as defined in Article I, Section 2 of the Zoning Regulations – Height of the Building. The height standards in this Section are intended to control the overall size and scale of new buildings in Form-Based Zone Subdistricts. New buildings may be constructed to a height as prescribed in Table 26.03.03 – Building Lot Dimensional standards. Where permitted, new and altered single story buildings shall provide façade improvements and front elevations that are at least eighteen (18) feet in height above street elevation and constructed in styles consistent with applicable Building Lot Standards in Section 26.03”; and (3) Amend Section 26.08.02 to add the words “generally reach” before three stories high in the third sentence of subsection A. Mr. Prause seconded the motion and all members voted in favor. The zoning regulation amendment will be effective on March 30, 2012.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – revisions to the 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 – Zoning Regulation Amendment (2012-008)

Zoning Regulation Amendment (2012-008)

MOTION: Mr. Kidd moved to approve the proposed zoning regulation amendment to add Article I Section 4.05.07; Application Requirements: Supplemental Requirements – Detailed Plans for the form-based zone, and a minor administrative text amendment at Article I Section 4.01. Mr. Prause seconded the motion and all members voted in favor. The zoning regulation amendment will be effective on March 30, 2012.

RECEIPT OF NEW APPLICATIONS:

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendment (2012-024) – for revisions to the Zoning Regulations at Art. IV Sec. 5; Art. II Sec. 11; Art. II Sec. 12; Art. II Sec. 14; Art. II Sec. 16; Art. II Sec. 24 to transfer the authority to grant special exceptions for auto related uses from the ZBA to the PZC and to revise special requirements for auto related uses and gasoline service stations, and to delete Art. IV Sec. 6.

The Chairman closed the business meeting at 9:25 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.