

**MINUTES OF PUBLIC HEARING  
HELD BY THE PLANNING AND ZONING COMMISSION  
NOVEMBER 19, 2012**

**ROLL CALL:**

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

Alternates: John Chaput (sitting)

Absent: Kevin Dougan, Vice Chairman  
Anthony Petrone  
Susan Shanbaum

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

The Chairman opened the Public Hearing at 7:05 p.m. The Secretary read the legal notice for the application when the call was made.

Chairman Diminico thanked Kevin Dougan for his ten years of service on the Planning and Zoning Commission.

MARCUS COMMUNICATIONS, LLC – 33 Mitchell Dr. & 184 Sheldon Rd. – to construct a 170’ self-supporting telecommunications tower and related appurtenances in an Industrial zone – Special Exception (2012-106)

Bruce Marcus, Chief Technology Officer of Marcus Communications, explained this site would provide emergency dispatch communications for Manchester Police, Vernon Police, South Windsor Police, Eight Utilities Fire District, and the Town of Manchester Fire Department. Marcus Communications will build redundant microwave links to increase the viability of the State’s fiber network connecting all public safety answering points around us as well as Northeast Utilities’ new statewide emergency voice communications system. They will put 4,000 radios on the network. He said that in severe storms telephone lines and fiber networks go down and there is no communication. Marcus’s equipment has stayed active in all of the storms. AT&T rents 100 radios from Marcus to use in order to restore their networks.

Marcus has been looking for a building where it could put up a tower and connect to existing towers throughout the state. The existing tower on Olcott Street cannot fulfill this role because it is in a lower elevation and cannot “see” the other sites. The new site will have an emergency console dispatch center.

Marcus Communications' homeland defense network is a wireless network that has been in service since 2001 and provides emergency communications over 20 channels per site, he said. The twelve network sites provide emergency mobile radio coverage to over 95% of the state. Mr. Marcus displayed a schematic of the existing layout. He explained the system needs to be looped in order to make it redundant and link it with NU's system. The majority of the ambulance companies in the state as well as Lifestar use this network. He listed several other utility companies, other towns, and state agencies that use his network.

Mr. Marcus said Ms. Bertotti asked if there are any other towers that are similar in size in the area for comparison. The Northeast Utilities tower at Olcott Street is 200'. He showed a picture of it taken from the landfill area and from Hartford Road. That tower is an older design and is much wider, he said. The proposed tower is a truss type base, which is much sturdier. Mr. Marcus displayed a picture of the truss type legs. He displayed pictures of balloons run to the height of the proposed tower and explained that the tower must be high enough for clearance over the tree line and the grain silos at the co-op on Woodbridge Street. The East Hartford Police Department has an identical tower at Sunset Ridge and the Eighth Utilities District has the same truss leg design tower but it is only 120' high.

Mr. Kidd asked if there were alternative sites where the tower could be located, Mr. Marcus said he has been looking for a site for at least ten years in the Industrial Park to complete the network. He has been in Manchester for 43 years; 27 of them on New State Road. He has been supporting Manchester's network for 43 years, his employees live in Manchester and he thought this location would be a good fit and allow him to keep his business in Manchester.

In response to a question from Mr. Kidd, Mike Bloom, CFO, said several sites were considered including properties on Colonial Road, Sanrico Drive, Utopia Road, as well as Chapel Road and Tolland Turnpike. The balloon test was done on every site considered, he said.

Mr. Brown referenced information in the Commissioner's packets that concluded the tower would be blocked by houses or foliage for most of the year from public roadways in the residential zones. He is far more concerned with the view from the houses than from the roads. The conclusion also says that views from private properties were not photographed but considerable foliage is present between the residential areas and the proposed tower. He expressed concern about the residences in the area and how much they will see.

Mr. Marcus said he took 1000 pictures and they were mostly useless because he couldn't see the balloon. The only places the balloon could be seen from are shown in the photos depicted. There are no houses that see the tower, he said. There are industrial facilities that will see it. Mr. Marcus said many residential properties have a view of the Police Department tower, while the proposed tower is not visible from most of the properties around it.

Mr. Brown said he understands that it is not expected that the tower will fall from the ground level but from 20' or more up. If the tower fell from the ground level, it could hit a building in the area where it is to be built.

Mr. Marcus said it would only hit their own building but they are designed not to fall. He knows of none that have ever failed. In the extreme case, such as in a tornado, one might collapse. The towers are certified and designed to be safe. There are always two peer reviews of the tower. These are built to the highest standards, he said.

In response to several questions from Mr. Diminico, Mr. Marcus said there is a tower like this on Olcott Street that is 200' high. The dishes will be at the 140' elevation in a circle, facing the tower. He said, the higher they are, the smaller they will look.

In response to questions from Mr. Prause, Mr. Marcus said the tower does have the capacity to add other receivers or transmitters, as required by the Town's zoning regulations. There will be no lights on this tower; lights are not required unless the tower is 200' in height. The generator and propane tank will be enclosed within a chain link fence and monitored with video cameras.

In response to a question from Mr. Diminico, Mr. Marcus said one or two dishes may be added in the future, but he doesn't think any more than that will be required. Mr. Pellegrini added that any additions will require special exception modification approval.

Ms. Bertotti said Town staff reviewed the application and has only one minor technical comment that can be addressed on the Mylars.

Chairman Diminico asked if any member of the public wished to comment in favor of or in opposition to this application.

Linda Larson, 192 Sheldon Road, has heard that the tower will depreciate the value of neighboring properties.

Chairman Diminico said the tower will be located in an industrial area, and he is not qualified to answer the question.

Ms. Larson has heard that this tower may interfere with communications and computers in existing buildings. She wondered if she would hear about any modifications to the tower, for instance if more than the four dishes were added. Ms. Larson asked if the generator will make noise when its running.

Mr. Diminico said she will not be notified of an application to add additional equipment to the Tower. The Town has a noise ordinance that would help with any noise the generator makes.

Ernest Starziak, 110 Mill Street, is against this application. His land abuts and faces the large tower and this tower will greatly reduce the sale value of his land. Mr. Diminico asked Mr. Starziak if this land is vacant and was answered in the affirmative.

Curtis Cunningham, 83 Bryan Drive, expressed concerns about the view of this tower from non-industrial areas. A 170' structure is equivalent to a 13 story building. He said the Planning and Zoning Commission has to consider what this town will look like in years to come. He wondered if there was a way to disguise the tower.

Mr. Marcus stated the tower will have no impact on computers or communications. The visible impact of the tower will be mitigated by painting it sky blue. The tower type chosen has the least visible impact as possible. The generator is a 70kw generator with extra quiet housing. It will not be on all day, only when it is needed. This type of generator is less noisy than the household type. In response to a question from Mr. Diminico, Mr. Marcus explained that the generator must be run for ½ hour once a week, which is a State mandate. Otherwise it will only operate during power loss situations

Mr. Pellegrini reminded the Commission the applicant is here as a communications company constructing a tower. This falls under the telecommunication/tower regulations in the zoning regulations and is not regulated by the Siting Council. The basic criteria is met. Our regulations intend to allow this technology and provide for the co-location of additional carriers to minimize the number of towers.

The public hearing on this application was closed.

WAL-MART REAL ESTATE BUSINESS TRUST – 205 Spencer Street – to redevelop the property with a new retail store and associated parking and site improvements in a General Business zone – Special Exception (2012-082)

Attorney John Knuff represented Wal-Mart Real Estate Business Trust, which is the contract purchaser of the property located at 205-239 Spencer Street. This property is located in a General Business zone and is the site of the former K-Mart and existing Pep Boys and Ocean State Job Lot stores. Wal-Mart proposes the construction of an approximately 152,000 sq. ft. retail store generally in the same location as the former K-Mart building. Retail uses are permitted in the GB zone. He said there are several applications for the Commission to consider. The first is an inland wetland application for work within the upland review area. There is no work proposed within any wetland or watercourses themselves. The Commission determined several weeks ago that significant activity is not being proposed.

The second application is a special exception application pursuant to 9.14.02(a), which pertains to sites in excess of four acres and 9.14.02(b) which pertains to sites that require 60 or more parking spaces. Those factors triggered the need for a special exception and not the retail use itself, he said. In addition, the applicant is submitting a combined preliminary and detailed site development plan. The applicant has requested a waiver of supplying duplicative materials. The last application is a certification for a soil erosion and sedimentation control plan.

Attorney Knuff distributed a copy of the PowerPoint presentation, to be presented, and a memorandum detailing the compliance with special exception criteria. The most important component of this application is that Wal-Mart is using an existing and developed site. He understands Manchester is in the final stages of completing the Town's 2020 Plan of Conservation and Development and said this proposed plan is consistent with the new Plan. It uses an existing site, it concentrates development around major transportation nodes and corridors, it's a green building consistent with sustainability, it improves stormwater treatment and better protects open space to the north, it grows the Town's share of regional economic development and is consistent with the area's designation as a mixed use regional center. While

the special exception application does not require compliance with the Plan of Conservation and Development, it is consistent with the draft Plan of Conservation and Development.

Allen Carpenter, P.E., said the property has frontage on Spencer Street just east of I-384, exit 1. The property is bounded on the west by General Business zoned property, a rural residential zoned cemetery on the west side and then General Business wrapping the rest of the way around the site to the north and east sides. The property is 20.86 acres and did house a K-Mart building that was about 95,000 sq. ft. There are an existing Pep Boys and Ocean State Job Lot as well as additional retail space, he said. The existing entrance comes from Spencer Street into the site.

Mr. Carpenter pointed out the parking lot for Pep Boys and Ocean State Job Lot. Existing parking spaces equal about 1,000 and that is the number proposed for future development. Mr. Carpenter displayed an aerial photograph of the existing buildings. He said the K-Mart building has already been demolished and about 23,000 sq. ft. of the north portion of the eastern retail center will be demolished. Utility services to that building will be discontinued and removed. There are some existing stormwater facilities. New water and sanitary sewer infrastructure will support the new building.

The existing drainage system collects stormwater from the site and discharges to the north to an upland review area. When the existing facilities are demolished, the northeast acre will be developed from currently undeveloped property. Erosion and sedimentation control plans include silt fence and a sediment trap. The rest of the site is already paved. Storm drains on the Pep Boys and Ocean State job lot portion of the property will be protected. This plan is designed to comply with CT DEEP Erosion and Sedimentation Control Requirements. Phase 2 of the erosion and sedimentation control includes the drainage system that is being proposed for the site.

Mr. Carpenter said side and rear yard requirements are being met and the building will be below the maximum allowable building height. The minimum parking requirements in the regulations will be exceeded. The existing site storm drainage collection system is piped from the building, through the parking lot, through a 54" outfall pipe. The backside of the parking lot drains through a 30" pipe. All go to an outfall structure to the north of the property and discharge to a wetland that is approximately 100' from the outfall of the drainage system. Wal-Mart is proposing underground storage units for infiltration of the roof water, with half of the water going to the west and half to the east. There will be two units, one on the northeast side and one on the southeast side. In addition, underground detention for the existing parking lot, as well as the proposed parking lot will be provided and discharge out the existing drainage outfall pipe. Water quality units will provide total suspended solids and pollutant removals prior to discharge to the underground systems. The design has been provided in a conservative manner. Infiltration testing has been done on the soils below the underground systems. For the 2, 10, 25, 50, and 100 year storm discharge rates are being reduced below the predeveloped condition, Mr. Carpenter said.

All utility systems will be modified to accommodate the new building. A water study was completed and the existing supply system is sufficient.

Mr. Carpenter displayed a preliminary landscape plan and pointed out the entrance from Spencer Street. New landscaping will be provided for the portion of the parking lot that will be repaved. The existing parking lot that serves Pep Boys and Ocean State will be left alone and will not be impacted during construction. The plan has been designed in compliance with the Town requirements for landscaping. Ash trees will be placed along the east and north side of the site to provide a buffer between our site and the site to our east where Studio 6 suites are located. About 25' of green space will be left between the two sites as well. The internal landscaping requirements for the Town are met or exceeded, he said. Site lighting will be provided by 32 LED light poles. A photometric plan shows light levels near zero at the property line for all portions of the development. The existing lighting system for Pep Boys and Ocean State will remain as is, he said

Mr. Carpenter displayed the upland review area plan and pointed out where the wetland begins and where the stormwater discharge is. The Town has a 100' upland review regulated area. Mr. Carpenter said the colors on the drawing show the proposed work within the wetland area. A new parking lot will be created and a retaining wall will be installed. The green colored portion of the plan is existing paved area within the upland review area that will be removed and revegetated. The brown colored areas are disturbances. He pointed out existing paving that will remain. Wal-Mart is proposing to replace the headwall on the outfall structure and install some rip rap to modify and clean up that outfall structure. Work in that area is minimal.

Dr. Paul Davis, Soil Scientist, displayed an aerial photo and pointed out a vegetated area with a steep ravine and the storm water discharge area. This area is not a wetland, but a watercourse. Inland wetlands are just to the north of the site and continue on toward the Hockanum River. There are no inland wetlands on the parcel itself. The Hockanum River flood plain and the associated wetlands are about 400' to the north of the site. The river itself is about 750' north of the site. There will be no direct work in the water course. The regulated work is in the upland review area only.

Mr. Davis said there is just over a quarter acre, 11,750 sq. ft., of total work in the upland review area but it breaks into several specific areas. There is about 3,000 sq. ft. of reconstruction of existing paved areas; 3,000 sq. ft. of new parking area being created in currently vegetated areas, and 2,000 sq. ft. of currently paved being restored to vegetated surfaces. The remaining area is the fringe area needed to actually do the work itself. The new net impervious area is actually just under 1,000 square feet. The wetland associated with this project is significantly down gradient of the site and the attention is focused more on the storm water management aspects of the site, he said.

Mr. Carpenter referred to the revised P8 Model, which shows the calculated storm water discharge for the redeveloped site. The P8 model incorporates the benefits of the underground storage areas and additional stormwater treatment being provided through water quality units. It was a modification to the originally submitted model to incorporate the additional benefits. Basically the overall result is that the site currently provides total suspended solids removal to 64% with existing catch basins and piping system. With the underground storage facilities being proposed, deep sump inlets on the new catch basins are being proposed, hoods will be placed on the outfall pipes, and a scheduled maintenance program will be followed. This brings total suspended solids removal is 88% with the proposed model. There is an existing outfall structure

in disrepair. Wal-Mart is proposing to take the outfall structure off, install a headwall, and provide additional rip rap and erosion control at the outfall structure.

Scott Thorton, Traffic Engineer, said he completed a traffic study that looked at five major intersections along Spencer Street. They were the intersection with I-384 eastbound and westbound ramps, the site driveway, Hillstown Road, and Hartford Road. Traffic counts were taken in September and October last year. Friday evening and Saturday mid-day would be Wal-Mart's peak traffic hours. On Spencer Street there are about 17,000 cars per day during the weekday and about 15,000 on a Saturday. Mr. Thorton displayed the existing conditions on the site. The site has an existing State Traffic Commission certificate associated with it for about 185,000 square feet of development. Mr. Thorton compared traffic generation from the existing site as if it were reoccupied.

The proposed site will contain a Wal-Mart at about 158,000 square feet as well as the Ocean State Job Lot and Pep Boys. Traffic projections for the proposed site were added to what was observed for the remaining stores. When that comparison was made, there really is not much difference during the weekday evening peak hour, he said. The Saturday mid-day peak hour would actually see a slight decrease. The future conditions without the project were compared with the future conditions with the project and the changes in level of service are identified. The graphic he displayed showed only one level of service "F" which would be at the 384 West/Cemetery Road/Spencer Street intersection. Signal timing changes allowing for more green time for Spencer Street should solve the problem, he said. In addition, a possible modification to lane usage on Spencer Street may be needed but that will be a State DOT decision. If changes are made to the site driveway and the alignment with the Shop Rite intersection, this can be a potential crosswalk location.

Greg Springer, Architect, explained that the building has two main purposes; providing a positive shopping experience and to be a good neighbor through sustainability initiatives. He reviewed the Wal-Mart Supercenter. The building is approximately 150,000 sq. ft. The intended services consist of a general merchandise area, grocery, baker, deli, and pharmacy. There are smaller tenants that are located in the front of the building with the greater accessibility for their customers. The building is 650' from Spencer Street. The front elevation incorporates smaller elements within the façade with the intent of breaking it up and making it more relatable to the human scale. There are two primary entry areas, one is the market entry and one is the home and living entry.

Mr. Springer described the materials. He said the primary building material is a precast structural panel with exposed natural aggregate that does not require any additional veneers or painting. The front of the building has a combination of precast panel with different colors. Other elements brought into the architecture are metal awnings and a glazed canopy system.

Sustainability efforts include a daylight harvesting system. There are over 250 skylights throughout the building, he said. There are two direct benefits; natural daylight for a better environment and reduced need for artificial daylight. As daylight increases, artificial lights decrease and the artificial lights are operated through a light sensitive control system. Some of the other sustainable features include high efficiency rooftop units, and a white reflective roof membrane that helps reduce the cooling load of the building.

There is a cardboard and pallet area on the back of the building. Wal-Mart recycles approximately 4 billion pounds of cardboard a year. The water closets and plumbing fixtures throughout the building have a 20% to 70% reduction on water needed. Similar to the site lighting, there are LED lights within the freezers and coolers that are motion activated. The lighting is the number one energy usage for the building. Mr. Springer reviewed the materials board. Materials in general have recycled content and the color schemes are generally earth tones that blend with the environment. Signage consists of a main building identification signage and “way finding” signage. He pointed out metal awnings along the front of the building which help bring in a streetscape feeling. Ornamental fencing is used around the garden center.

Attorney Knuff referred to his memorandum submitted earlier regarding compliance with special exception criteria. He received staff comments recently and would like an opportunity to respond to those comments and thinks it would be more efficient to summarize responses prior to the next meeting. He suggested the Commission keep the public hearing open

In response to a question from Mr. Brown, Mr. Springer confirmed there are entry doors under the Market and Home and Pharmacy signs. The symbols next to the market doors represent two windows adjacent to the main entryway.

In response to a question from Mr. Brown regarding ash borers, Mr. Carpenter said ash trees are currently planned but he is open to suggestions if there is a preference for another species.

In response to a question from Mr. Brown, Mr. Thornton explained that different buildings and land uses generate different traffic at different rates. Mr. Thornton said he was just showing the impact that Wal-Mart will have in comparison to the previous use.

Mr. Kidd commented on the fact that the Pep Boys and Ocean State parking lot and lighting is not being addressed. LED lighting sounds fantastic and will be used on three-quarters of the parcel. It seems that there will be a stark difference between the much nicer, better quality lighting and the older lighting. He would think the property owner would want to be consistent.

Attorney Knuff explained that Wal-Mart does not own the property yet and doesn't control that portion of the site. Those two stores want to remain open. He said he would be happy to ask whether LED lighting can be changed out there. In response to questions from Mr. Kidd, Attorney Knuff explained that those two areas are subject to existing leases. The new landlord cannot tell them to fix their façade or anything else according to the lease.

Mr. Kidd suggested Wal-Mart look at some of the things it does have control over, such as the islands, vegetation, and lighting. He thinks it is troublesome to be inconsistent. When one drives by the parcel, the older portion is what will be seen from the road.

Attorney Knuff said he doesn't know the length of the existing leases. Wal-Mart will be making substantial improvements to the site. He suspects there will be improvements made to the rest of the site at some point, and he said he would examine the leases to see if they are options to treat the leased portions of the site.



Mr. Diminico echoed Mr. Kidd's comments. He doesn't see how the lighting could impact the lease. He expressed concern about the landscaping as well. Mr. Diminico noted that when one drives by the property all one sees are the bays of Pep Boys. He suggested some type of buffering and would like to see the lighting consistent throughout the site. Attorney Knuff explained that the tenants control their lease area completely. The applicant is trying to thread the needle between the Town's regulations and the obligations to the two tenants.

In response to a question from Mr. Prause, Attorney Knuff said he expects the two existing signs will be maintained and the panels will be changed out.

Chairman Diminico asked if any member of the public wished to speak either in favor of or in opposition to this application.

Bonnie Potocki, 161 McKee Street, said Wal-Mart has talked about environmental sustainability and she applauded them for redeveloping this site rather than picking an undeveloped property. She would like Wal-Mart to consider a green roof for this store as they have used in other stores. There is satellite parking in the northeast corner of the property and she suggested that may work well with permeable pavement for more infiltration. With storm water infiltration, there always come the operation and maintenance, as well as tracking, by the state and by the municipal government. It may be better to have things above ground rather than below ground.

Enid Breakstone, 164 Wetherall Street, wondered if this is really a good use of this space. Spencer Street is already congested and this will cause more congestion and safety issues. She expressed concern for the local businesses, some of which have been there for decades. The parking lot needs repair, but is it really necessary to bring in a multi national retailer to fix the lot and street? It feels to her as if we are selling our souls to the devil for some jobs and sprucing up. She suggested cleaning up Spencer Street ourselves and letting Wal-Mart find another community to locate in.

Colin McNamara, Lakewood Circle North, said some people think Wal-Mart moving to town is a positive because it brings more jobs, more places to shop and potential tax revenue. The Planning and Zoning Commission has the responsibility to take into consideration the future of this town's character and the small business environment. This structure will house a supermarket, automotive garage, and discount prices that will bring the three largest stores in the vicinity (Shop Rite, Pep Boys, and Ocean State Job Lot) into direct competition with this supercenter. The proposed structure is double the size of those three businesses combined. The proposal includes a plan to extend parking in the rear of the property with steep ravine like topography that carries water quickly off site and downhill toward the Hockanum River Watershed less than 400' away. Wal-Mart has a history of lax compliance with regulations and stores fertilizer and chemicals out of doors and under the elements where they can pose a risk in carrying contaminants downstream. Just as water can be contaminated, so can a business environment. Mr. McNamara asked the Commission to take into consideration the entire systemic impact that will be felt in the Town and not just what this proposal means for a piece of property on Spencer Street.

David Spear, Traffic Engineer, said he was asked to look at the traffic aspects of this application by Attorney Marjorie Shansky. He submitted a copy of his comments to the Commission. Mr. Spears said the trip generation used in the traffic study for Pep Boys and Job Lots were taken from the counts at the study intersection. The counts were 291 trips on Friday afternoon and 433 trips on Saturday afternoon. The ITTE rates project 463 on Friday afternoons and 630 trips on a Saturday afternoon. Mr. Spear concluded that because no anchor store currently exists, those two stores are underperforming. When a new anchor store is in place, those numbers will increase. The traffic study should be adjusted to reflect an increase due to the retenanting of the anchor store. If traffic is adjusted for the anchor store effect, the trip generation would require a revision of traffic capacity analysis, and queuing analysis in the traffic impact statement.

He also commented on the proposed improvements on Spencer Street at the I-384 westbound ramp/Cemetery Road intersection. The proposal was to convert the eastbound combination through and left turn lane into an exclusive left turn lane. The applicant said that is under the control of the DOT, but it may not be a good idea to eliminate one of those through lanes. There is enough traffic on Spencer Street for the demand for two through lanes, Mr. Spear said.

Mr. Spear also said a queuing analysis was provided only at the intersection of the site drive at Spencer Street. There was no queuing information provided for the other four Spenser Street intersections. The applicant proposes to extend the left turn lane going into the site to 235' because that is the length of the 95th percentile queue, but they don't provide any other storage for the required 95<sup>th</sup> percentile queues. Mr. Spear recommends that the study intersections be reviewed at all four intersections for the queuing analysis.

Attorney Knuff asked who Mr. Spear is representing and Mr. Spear replied that he was hired by Attorney Shansky.

Mr. Spear reviewed Attorney Shansky's letter, which notes that the special permit is required because the site is over 4 acres and there are more than 60 parking spaces. Her conclusion is that the applicant has the burden of demonstrating that the application meets the regulatory criteria and is eligible for the permits it seeks. Her letter stated that regulatory criteria relating to traffic congestion and safety issues are unmet at this time and the special exception should be denied.

Terry Parla, 55 Bruce Road, said she was one of the few people that said Buckland Hills Mall should not be built because she felt Main Street would go down the tubes. She doesn't think Manchester needs another big box store. She hates to see Shop Rite and all those little stores go out of business. They are all family people trying to make a living. Wal-Mart is big business, big box, and their employees don't even like them. She doesn't think there should be another Wal-Mart in town; one is enough.

Mary McNamara, 104 Lakewood Circle North, wondered when is enough is enough. The Parkade went out of business, Main Street went out of business. We now have this big Buckland Mall and shops have gone into South Windsor with Evergreen Walk. The traffic in the area is insane; she doesn't even like traveling on Spencer Street. She is a Mechanical Engineer and knows that the big box stores have a 30 year life. They suck the life out of any stores nearby and then we are just left with empty boxes. She asked again when is enough enough and wondered why people can't drive the four miles to the other side of town to the other Wal-Mart.

Brian Blass, 26 Victoria Road, said he isn't sure Wal-Mart wouldn't be bad for the town overall. He is sure it would generate a lot of business. The hearing seems really focused on the immediate area, things we can see on the map, and things related to the building and area. He wondered if there was a hearing about whether Wal-Mart would be good for Manchester and the surrounding areas in the long term. Wal-Mart will generate jobs, but people can't live on the wages that Wal-Mart pays. Before this project moves forward, it seems like it should be determined whether this is good for the town.

Ms. Bertotti received an e-mail from Peggy Foreman, 756 Hillstown Road, who applauded the development of the old K-Mart plaza but expressed concerns regarding the traffic. Any further traffic in that area will impact Hillstown Road, which is already taxed with MCC traffic. She is hopeful that there is a plan in the works for stop signs and traffic lights.

Attorney Knuff addressed some of the comments made. A green roof is for storm water and heat reflectivity. At the proposed site, a white roof will be used. Water that hits that roof will be infiltrated into the ground and not into the stormwater system at all. He believes this accomplishes the same goal as a green roof. There was a comment regarding the type of development. The building is 650' away from Spencer Street. This site is not conducive to the type of development that one would find on Main Street. This property has remained vacant for many years. Wal-Mart is the only user that has made any attempt to utilize the site since K-Mart has closed. Attorney Knuff said Wal-Mart doesn't have any auto related services and will not be competing with Pep Boys.

Ms. Bertotti said there are no staff comments at this time.

In response to a question from Mr. Kidd, Ms. Bertotti said the Town's Traffic Engineer is currently addressing the revised plans and will comment on them.

Mr. Diminico said it may be a good idea to have Mr. Mayer attend the next meeting.

The public hearing on this application will remain open.

The Chairman closed the Public Hearing portion of the meeting at 9:39 p.m.

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