

**MINUTES OF PUBLIC HEARING  
HELD BY THE PLANNING AND ZONING COMMISSION  
MAY 21, 2012**

**ROLL CALL:**

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

Alternates: Anthony Petrone  
John Chaput

Absent: 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 7:06 p.m. The Secretary read the legal notice for the application when the call was made.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – for a zone change from GB to FBZ in the Broad Street redevelopment area – Zoning Map Amendment (2012-026) – continued

At Chairman Diminico's request, Ms. Bertotti reviewed the presentation given at the previous meeting. She explained this application is to add the Form-Based zone to the redevelopment area along Broad Street and the Parkade area. The Planning and Zoning Commission adopted Form-Based zoning regulations which became effective on March 30, 2012. Adoption of this zoning map amendment will establish the area to which those regulations will apply. She pointed out the proposed area, which extends south from Middle Turnpike West, north from Center Street, with Broad Street and Green Manor Boulevard running through the middle. The existing zoning is General Business, Design Overlay, and one parcel that is split with a small area that is Residence B zone.

Ms. Bertotti noted the members of the public that spoke at the last meeting. One person met with Mr. Pellegrini in the Planning office and his concerns have been addressed. Another had concerns about the size of the area being included and that the Commission may be overreaching. Ms. Bertotti noted the proposed Form-Base zone area is shown on the map in light blue.

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

Mr. Ted Sposito, 242 Broad Street, apologized for not being as involved as he could have been and explained that it is difficult to fit everything in when you own a small business. He asked for clarification about how the proposed Form-Based zone will affect his business.

Mr. Pellegrini explained that Form-Base zone regulations incorporate almost all of the existing uses and special permit uses currently allowed and add some uses not currently permitted, such as a variety of residential uses. He said the regulations change some of the dimensional requirements so more lot coverage is allowed and some parking standards are reduced. The approach of the regulations is to fit different types of buildings on different lots and create public streets and spaces so the form that is created will encourage pedestrian activity and walkability. This will provide more of an urban, or village, feel than the current feel. Overall, the new regulations provide more uses, flexibility, and administrative approvals which would make them beneficial for not only the vacant Parkade but to all property owners in the area. He said for Mr. Sposito's particular property the new regulations will not affect his property. Mr. Sposito's business will still be an allowed and permitted use. Mr. Pellegrini said if Mr. Sposito were to expand his building, the new Form-Base zoning requirements would have to be met.

Mr. Diminico said all uses are still permitted. Uses such as drive-throughs, light industrial, and automotive related uses will not be allowed if not currently existing.

Mr. Pellegrini said Mr. DeCormier did come to his office and they reviewed the regulations. He said at the last hearing, Mr. DeCormier had asked if the Frank's site could be used for light industrial and the short answer was no. Mr. Pellegrini said during the meeting with Mr. DeCormier, Mr. DeCormier looked at what would be allowed under the new regulations and at the end of the meeting he understood and was satisfied that the new regulations would not be detrimental to his business. Mr. Pellegrini also addressed the comments Attorney Penny made at the last meeting and explained that the Redevelopment Agency debated the issue of which areas to include for a considerable amount of time. It was decided it would be best to apply the regulations to the whole area.

The public hearing on this application was closed.

SAM'S REAL ESTATE BUSINESS TRUST – 69 Pavilions Drive – for the expansion of the existing Sam's Club store by 22,200 +/- sq. ft. and associated parking, landscaping, and site revisions – CUD Preliminary and Detailed Plan Modification (2012-022)

Attorney John Knuff spoke on behalf of the applicant, which owns and operates the Sam's Club located at 69 Pavilions Drive, located in the Comprehensive Urban Development (CUD) zone. The applicant would like to expand the existing 116,000 square foot store by approximately 22,000 square feet for a total of 138,000 square feet. There are two applications before the Commission; one is an application for a wetlands permit to conduct regulated activities within the upland review area only and an application for a CUD preliminary and detailed plan modification. In addition, Attorney Knuff is requesting certification of the applicant's erosion and sedimentation control plan.

Attorney Knuff said that in addition to the expansion, Sam's will also take the opportunity to improve the exterior of the store, add landscaping, improve stormwater quality significantly, and add LED lighting to the parking area. He provided copies of notices sent to the Manchester Water Department and the Connecticut Department of Public Health. No comments were received from either.

Mr. Alan Carpenter, P.E., oriented the Commission members on the map he displayed. He said there are two driveway connections to Pavilions Drive. Elevations on the site range from 265 to 172. The wetland area is located on the west side of the site and connects to stormwater management areas on the west side of Buckland Street. The site consists of 13.08 acres of land. The applicant is proposing to expand the store on the west side. He pointed out the existing liquor box on the map. A new truck dock will be created on the north side of the store and additional retaining walls will be constructed. He said there is an existing retaining wall that supports the truck turn-around for the local deliveries in the back. That will remain in place and a new retaining wall will be constructed to the west of that area, allowing the vehicles to enter the site, pull forward and back in, then exit out the north drive.

Mr. Carpenter said the existing site has 644 parking spaces. The applicant proposes a reduction in the number of parking spaces but will increase the size of the spaces. Based on the square footage of the building, the number of spaces and green space comply with the zoning regulations.

Mr. Anthony Zemba, a certified soil scientist, explained there are two regulated resources, one a rivering intermittent water course that bisects the second resource which is a forested broadleaf deciduous wetland, the majority of which occurs off site and to the west of the property. The adjacent upland on the property in the upland review area is a previously disturbed slope from the original construction of the site. The soils within the down gradient of the wetlands are hydric soils. The hydrology of the wetland is sustained by ground water discharge at the toe of the slope and augmented by direct precipitation and stormwater discharge from two outlet structures on the applicant's site. The principal functions of these wetlands are groundwater discharge, nutrient removal and retention, and shoreline and bank stabilization along the water course.

Mr. Zemba said there will be no disturbance to the wetlands or the water course. There will be about 14,580 square feet of land disturbance, most of which is temporary as the back slope is regraded. That temporary disturbance will be mitigated with reseeding and an erosion control mat. Mr. Zemba provided a handout of the seed mix he recommended. There are fifteen species which he listed.

Mr. Carpenter said there is a complete erosion and sedimentation control plan which includes perimeter controls for any down slope areas. A portion of the parking lot on the west side will be reconstructed and a sediment trap has been created for that. A stage area for the contractor will be in the paved portion of the parking lot. This company has a stringent stormwater pollution prevention program.

In response to a question from Mr. Prause, Mr. Carpenter said there is a stormwater collection system in the existing front parking area with an outfall on the west side of the site. Everything in front of the building will not change significantly. Mr. Carpenter said there will be an increase in some of the island areas, resulting in that area being a little more pervious. There will be an increase in impervious area at the back side of the building. The applicant is proposing an underground storage system to attenuate the increases in stormwater runoff. Stormwater calculations demonstrate a reduction in discharge. A couple of water quality units will be added to the front parking area in order to increase the total suspended solids removal, which will be in excess of 80%.

Mr. Carpenter said there are several phases of erosion and sedimentation control. The initial phase is perimeter controls before construction. As construction proceeds, there are basically three phases of erosion and sedimentation control that the contractor takes on, he said. All areas will be controlled by silt fence, sediment trap, and then vegetating slopes when work is completed.

Mr. Carpenter spoke about the grading plan. Because the liquor box projects out from the front of the building at the finished floor elevation, the driveway will be slightly elevated and moved to the east. The driveway will be reconstructed and a retaining wall will be built along the entrance drive to support the elevated parking lot. Most of the work will be along the entrance drive and the back of the building. He said the rest of the site will be enhanced by milling and resurfacing, landscaping, and changing the light fixtures to LED. The building will be upgraded and painted. The retaining wall will be about 25' at its highest and feathered out to grade. The handicapped accessible parking spaces will be clustered in front of the main and liquor box entrances.

Mr. Carpenter said the existing utilities will remain in place. The applicant will be extending the water main around the south and west of the building to install a fire hydrant. He said the current utilities are capable of serving the expansion.

Mr. Carpenter reviewed the phasing of this project, which will be completed in three phases. The green on the map represents the first phase. The retaining wall and truck dock will be constructed during this phase. The pavement section will be enhanced as well. Phase 2 is represented by pink and includes the replacement of a driveway and the work related to that driveway. Phase 3 consists of the expansion of the building and resurfacing of the existing parking lot. He said the building will remain open during construction and construction areas will be protected from pedestrian use.

Mr. Carpenter said new landscaping will be installed in the new islands in front. Shrubs will be planted in the landscape median where the sidewalk currently exists. He said most of the trees and vegetation along Pavilions Drive will remain in place. The slope on the west side of the existing driveway will see additional plantings. Disturbed areas will be enhanced with wetland mix. The lighting is being upgraded to LED. Because the driveway is moving, the median openings will be revised to accommodate the minor realignment.

Mr. Brown asked if the new landscaping islands are going to contain one honey locust plus mulch but no ground cover. Mr. Carpenter answered in the affirmative and explained the curbs are designed to retain mulch.

In response to a question from Mr. Brown, Mr. Carpenter said no additional landscaping is planned along the concrete sidewalk in front of the building. He is unsure where the daylilies are to be placed and will check the landscape plan. The symbols Mr. Brown was questioning represent the handicap parking area and the landscaping borders on either side of that area. In response to a question from Mr. Kidd, Mr. Carpenter said parking will be reduced from 644 spaces to 554 spaces, which is the minimum requirement.

Ms. Aysa Morhorio, architect, said the expansion will be consistent with what is there now. The same earth tone pallet will be used and the addition of one 64 sq. ft. sign is being proposed. In addition to the exterior upgrades, there will be significant interior upgrades, she said. Parts of those upgrades include the addition of skylights, creating a 75% decrease in electricity use. In the interior of the store, the use of LED freezers and coolers will be incorporated, which will provide a 52% decrease in energy use. The signage will also be LED and white roofs and high efficiency water fixtures will be used. The HVAC will be brought up to high efficiency units. She said overall the store will be brought up to current standards.

In response to a question from Mr. Prause, Ms. Morhorio said there will be the same number of loading docks but they will be in a different location. The colors will be neutral browns.

Mr. Carpenter added the new dock will be at the back of the building and will not be seen from the street. In response to an earlier question from Mr. Brown, Mr. Carpenter said the daylilies are ground cover in the entrance island.

Mr. Scott Thorton, traffic engineer, explained that due to the additional 22,000 square feet, about 30-40 additional cars can be expected during the Friday evening peak and 60 additional cars during the Saturday peak hour. He said traffic counts were done at the driveways. Between 75% and 80% of the traffic uses the west driveway and it is expected this pattern will continue. The driveways each have two lanes and the west driveway has a left turn lane to enter the site. The project does not change the levels of service or create delays. He said there is sufficient capacity to accommodate this project.

Chairman Diminico asked if any member of the public wished to comment either in favor of or in opposition to this application. No member of the public wished to comment at this time.

Ms. Bertotti said there are a few outstanding technical comments which can be addressed post approval if the Commission approves this application.

Mr. Carpenter said the retaining wall will have a textured finish created by a form liner. The paint can match the color of the building or be another color as the Commission prefers.

Mr. Lance Paradis, engineer, explained the color can be added into the concrete or the wall can be stained. He said a tan color would match the project.

In response to a question from Mr. Diminico, Mr. Bordeaux said the erosion control and inland wetland plans look straightforward. The activity will be in the upland review area only. The proposed seeding mix proposed is appropriate for the area. The applicant has an existing stormwater management system on site. Mr. Bordeaux said there will be some improvements made and the quality will basically mimic existing conditions.

Mr. Prause asked Commission members if they were satisfied with the landscape plan or if alternatives should be discussed.

Mr. Brown said he was concerned about just dry mulch in the islands but would not require any changes. He hoped that if the parking lots become untidy, the applicant will respond accordingly.

The Chairman closed the Public Hearing portion of the meeting at 8:19 p.m.

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