

**MINUTES OF BUSINESS MEETING  
HELD BY THE PLANNING AND ZONING COMMISSION  
OCTOBER 21, 2013**

**ROLL CALL:**

Members Present: Eric Prause, Chair  
Andy Kidd, Vice Chair  
Horace Brown, Secretary  
Michael Stebe  
Chirag Thaker

Alternates: Susan Shanbaum  
Julian Stoppelman  
Donald Palmer

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

Time Convened: 7:06 P.M.

**OLD BUSINESS:**

SHOPPES AT BUCKLAND HILLS, LLC – for development of a restaurant and associated parking at 90, 96, 98, 100 & 102 Buckland Hills Drive, CUD zone – CUD Detailed Plan of Development (2013-052)

Tom Smickla, Architect, provided a revised materials board to the Commission. He displayed an updated site plan showing additional benches added to allow interaction of the building within the site. He displayed a slide showing a side view of the building. Approximately 2,000 square feet of orange coloring has been taken out of the building and more beige has been added. Mr. Smickla displayed the east elevation showing the front door and explained that he left the orange coloring intact there because of branding. He explained that the lighting provides washes of color. Anything with orange coloring has lighting washing from the top down.

Mr. Brown said he appreciates the effort with the changes made.

Mr. Kidd said he appreciates the applicant's effort and the toned-down orange.

Mr. Thaker said this will be a great addition to the Town. The design looks very good. He thanked the applicant for listening.

Ms. Bertotti said there are a few minor and technical comments that remain outstanding but can be addressed on the final Mylars.

Inland Wetlands Permit – Determination of Significance (2013-070)

**MOTION:** Mr. Brown moved to find the proposed activity would not cause a significant impact to the wetlands and watercourses and will not require a public hearing. Mr. Thaker seconded the motion and all members voted in favor.

Inland Wetlands Permit (2013-070)

**MOTION:** Mr. Brown moved to approve the inland wetlands permit for five years with work in the upland review area to be completed one year from the beginning of construction. Mr. Thaker seconded the motion and all members voted in favor. The reason for the approval was the proposed removal of material will not have a major effect on the watercourse.

**ADMINISTRATIVE REPORTS:**

Ms. Bertotti said she has done some research on medical marijuana and her memorandum summarizes the legislative changes. She reviewed her memorandum with Commission members. There was some discussion among Commission members. Ms. Bertotti will be attending a presentation by CROG and will relay discussion at an upcoming workshop.

**RECEIPT OF NEW APPLICATIONS:**

**TOWN OF MANCHESTER INLAND WETLANDS AGENCY – Wetlands Regulation Amendment (2013-071)** – for revisions to the regulations to reflect the Connecticut General Assembly’s passage of Public Act No. 12-151, to accurately refer to the Connecticut Department of Energy and Environmental Protection, and to add the word “adverse” to the definition of Significant Impact Activity.

The Chairman closed the business meeting at 8:33 p.m.

I certify these minutes were adopted on the following date:

\_\_\_\_\_ Date

\_\_\_\_\_ Eric Prause, Chairman

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