

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
OCTOBER 30, 2013**

ROLL CALL:

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

Alternates: Julian Stoppelman (sitting)
Donald Palmer

Absent: Andy Kidd, Vice Chair
Susan Shanbaum

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

Time Convened: 8:34 P.M.

NEW BUSINESS:

CHR CAPITAL INC. – request a special exception for a use which requires automobile parking in excess of 60 spaces, and a special exception to allow 5 or more residential units above the first story with a combined gross floor area of all residential units exceeding 5,000 sq. ft. at 469 Center Street, Business II and Design Overlay zones – Design Overlay Zone (2013-062); Special Exception/Preliminary Site Development Plan (2013-062)

Design Overlay (2013-062)

MOTION: Mr. Stebe moved to find the design of the proposed building meets the requirements of the Design Overlay zone. Mr. Thaker seconded the motion and all members voted in favor. The reason for the approval was the proposed building meets the provisions of Article II Section 25.

Special Exception/Preliminary Site Development Plan (2013-062)

MOTION: Mr. Brown moved to approve the special exception under Article II Section 9.14.02 for a use which requires automobile parking in excess of 60 spaces, and a special exception under Article II Section 11.02.11 to allow 5 or more residential units above the first story with a combined gross floor area of all residential units exceeding 5,000 sq. ft., with modifications as specified in the staff memoranda from: (1) Derrick Gregor, Assistant Town Engineer, dated October 3, 2013 to Renata Bertotti, Senior Planner; (2) Bernard Kalansuriya, Design Engineer, dated October 4, 2013 to Renata Bertotti; (3) Matthew R. Bordeaux, Environmental Planner/Wetlands Agent, dated October 4, 2013 to Renata Bertotti; and (4) James Davis, Zoning Enforcement Officer, dated

October 7, 2013 to Renata Bertotti. Mr. Thaker seconded the motion and all members voted in favor. The reason for the approval was the proposed development meets the special exception criteria.

L & J MANCHESTER II, LLC – for the replacement of a concrete headwall with a storm pipe outlet at 346 Middle Turnpike West, Form-Based zone – Inland Wetlands Permit – Determination of Significance (2013-054); Inland Wetlands Permit (2013-054); Flood Plain Permit (2013-055)

Andy Krar, Civil Engineer, represents Northeast Retail, the manager of the subject site. The owner of the property is L & J Manchester II, LLC. The property is located at 346 Middle Turnpike East, the Manchester Parkade, along Green Manor Boulevard. A portion of the site is within Bigelow Brook. Mr. Krar submitted two photographs of the headwall. The specific area is behind Cardio Fitness. The headwall was built in the 1960s and over the years it has collapsed. In response to that, Northeast Retail fixed it. They considered it an emergency repair because people walk by there and the sinkhole was possibly undermining the road. During the summer, they removed the headwall and filled in a portion of the brook with rip-rap and installed a pipe as a replacement for the headwall. Upon review of the site plan, Town staff determined erosion control and the flood plain were problems. In response, site plans to fix the problem were prepared. An additional 15 cubic yards of flood plain storage will be provided within the brook.

Mr. Krar explained that the hatched area is the existing rip rap. Without the rip rap the water discharging from the pipe will just blow out into the stream. The applicant performed an emergency repair due to a safety issue. Now, additional work will be done to conform to the flood plain regulations. The existing stream bank will be pulled back about six feet. In order to get the additional flood plain storage, a portion of the stream will be dug out. The new shoreline will be lined with rip rap. By pulling back the pipe, the rip rap will provide energy dissipation. Flood plain regulations will be satisfied. Meadow mix will be planted to replace existing vegetation. Mr. Krar explained that there are two options; widen the brook upstream or widen the brook downstream. Town staff recommends widening upstream. Mr. Krar said he has no objection to that recommendation, but would like to keep his options open in case a problem is encountered on site.

Mr. Bordeaux said it is important to stick to one option. Town staff did not give the same level of review to both options. He would prefer the upstream option.

Ms. Bertotti added that the upstream option is the only plan described in the staff memorandum.

Mr. Pellegrini suggested if there were a circumstance that would not allow the approved plan to be constructed, the applicant should come back to the Planning and Zoning Commission. Work was done without a wetlands permit in July 2013 after Mr. Bordeaux advised the owner/agent in March or April 2013 that one would be needed. It is staff's position that the upstream option is what should be approved.

Inland Wetlands Permit – Determination of Significance (2013-054)

MOTION: Mr. Stebe moved to find the proposed activities at above reference location as shown on the Inland Wetlands Permit application 2013-054 will not have a significant impact on the wetlands and watercourse and therefore will not require a public hearing. Mr. Thaker seconded the motion and all members voted in

favor.

Inland Wetlands Permit (2013-054)

MOTION: Mr. Stoppelman moved to approve the inland wetlands permit with modifications as specified in the staff memoranda from: (1) Derrick Gregor, Assistant Town Engineer, dated October 28, 2013 to Renata Bertotti, Senior Planner; and (2) Matthew R. Bordeaux, Environmental Planner/Wetlands Agent, dated October 28, 2013 to Renata Bertotti. Mr. Stebe seconded the motion and all members voted in favor. The permit is valid for one year and the regulated activity shall be conducted between June 1 and September 30. The reason for the approval was the proposed activity will avoid reducing the natural capacity of the watercourse to prevent flooding and control sedimentation.

Flood Plain Permit (2013-055)

MOTION: Mr. Stebe moved to approve the flood plain permit with modifications as specified in the staff memoranda from: (1) Derrick Gregor, Assistant Town Engineer, dated October 28, 2013 to Renata Bertotti, Senior Planner; and (2) Matthew R. Bordeaux, Environmental Planner/Wetlands Agent, dated October 28, 2013 to Renata Bertotti. Mr. Thaker seconded the motion and all members voted in favor. The permit is valid for one year and the regulated activity shall be conducted between June 1 and September 30.

RECEIPT OF NEW APPLICATIONS:

RIPLEY HILL DEVELOPMENT, LLC – Erosion and Sedimentation Control Plan (2013-072); PRD Detailed Site Development Plan (2013-073) – for a 32 unit multi-family development at 717, 727, 743 Tolland Turnpike.

The Chairman closed the business meeting at 9:17 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.