

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
DECEMBER 16, 2013**

ROLL CALL:

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

Alternates: Susan Shanbaum (sitting for 2013-077)
Julian Stoppelman

Absent: Donald Palmer

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

Time Convened: 7:50 P.M.

NEW BUSINESS:

E-SQUARE INVESTMENTS, LLC – request a zone change from Rural Residence (RR) to Residence B (RB) at 173 Wetherell Street – Zone Change (2013-077)

Zone Change from Rural Residence to Residence B (2013-077)

MOTION: Ms. Shanbaum moved to approve the zone change. Mr. Thaker seconded the motion.

MOTION: Ms. Shanbaum moved to amend the motion to add the effective date of January 3, 2014. Mr. Thaker seconded the motion and all members voted in favor of the amended motion.

The reason for the approval was the proposed zone change is consistent with existing zoning in the area and consistent with the Manchester 2020 Plan of Conservation and Development.

TOWN OF MANCHESTER INLAND WETLANDS AGENCY – proposed revisions to the Manchester Inland Wetland and Watercourses Regulations – Wetlands Regulation Amendment (2013-071)

Inland Wetlands and Watercourses Regulation Amendment (2013-071)

MOTION: Mr. Stebe moved to approve the inland wetlands and watercourses regulation amendment effective January 3, 2014. Mr. Kidd seconded the motion and all members voted in favor.

The reason for the approval was the proposed amendments are consistent with recent amendments to the CT Inland Wetlands and Watercourses Act, will clarify the definition of “significant impact,” and update the application requirements to correspond with revisions to Manchester’s Public Improvement Standards.

TOWN OF MANCHESTER PUBLIC WORKS DEPT. – Reconstruction of approximately 3,100 feet of Middle Turnpike East to install sidewalks and provide geometric, safety, traffic signal and drainage – Erosion and Sediment Control Plan (2013-088)

Derrick Gregor, Assistant Town Engineer, explained that the Department of Public Works is proposing a reconstruction project on Middle Turnpike East between Princeton and Woodbridge Streets. It will also include some reconstruction of Parker Street from the intersection with Middle Turnpike, going north to Jenson Street. The existing road widths currently vary between 26 to 55 feet wide. There are limited drainage, poor pavement conditions, sightline issues, and outdated traffic signals and equipment. There is a sidewalk system that has varying materials and some gaps in the system. The purpose of the project is to reconstruct the heavily travelled road, improve traffic and pedestrian safety, and improve drainage conditions throughout the project area. Mr. Gregor oriented Commission members to the plan he displayed. Bigelow Brook is the only watercourse/wetland in the area. It flows to the intersection of Middle Turnpike East and Earl Street, then goes underground heading south and west through a culvert system that comes out on the west side of the high school athletic fields.

The proposed project would standardize the widths of the roads. There will be 11-foot travel lanes with 5- to 8-foot wide shoulders. The amount of disturbance will be limited as much as possible. The areas not colored in on the screen (at the west end of the project) will be a 2-inch mill and pave. The rest, colored in orange, will be full-depth reconstruction. The north side of Middle Turnpike East will have a new 5-foot wide concrete sidewalk with a 4 to 5-foot wide grass shelf. The south side of Middle Turnpike East will have concrete curb and sidewalk, running from Princeton to just east of Parker Street. New sidewalk ramps and crosswalks will be installed at the intersections. The traffic and pedestrian signals will be upgraded at the intersection of Middle Turnpike East and Princeton, as well as Middle Turnpike East and Parker Street. Overall, the work within the regulated area will be within a very small area. There is no work in the wetlands, only the regulated area. New catch basins and piping will be installed in the low area.

At the Parker Street intersection, there will be about 12 inches of vertical changes. The turning radii at the intersection will be improved and new drainage structures and piping will be installed. Parker Street, in this area, will be about 32 feet wide after reconstruction. There is currently some bituminous sidewalk between Middle Turnpike East and Jenson Street. There are plans in the future for concrete sidewalk in that area, so the bituminous will be removed and a graded shelf will be constructed.

Construction will begin in the spring and last through the summer or early fall.

In response to a question from Mr. Brown, Mr. Gregor said there is a snow shelf on the south side of Middle Turnpike East, but there are constraints due to a right of way on that side. It will be consistent with what is there now.

In response to a question from Mr. Kidd, Mr. Gregor said this project has been on the books since 2004. It ties in to the previous project at the Woodbridge intersection.

Mr. Bordeaux said the quantity and volume of material stored near the Bigelow Brook will be stored for a very short period of time, no longer than a day. He will be sure to work with the construction inspector.

Ms. Bertotti said there are no outstanding comments.

Erosion and Sedimentation Control Plan (2013-088)

MOTION: Mr. Stebe moved to certify the erosion and sedimentation control plan for reconstruction of approximately 3,100 feet of Middle Turnpike East to install sidewalks, and provide geometric, safety, traffic signal, and drainage. Mr. Thaker seconded the motion and all members voted in favor.

ADOPTION OF THE 2014 MEETING SCHEDULE

MOTION: Mr. Stebe moved to approve the 2014 meeting schedule as submitted. Mr. Thaker seconded the motion and all members voted in favor.

APPROVAL OF MINUTES:

July 15, 2013 – Public Hearing/Business Meeting

MOTION: Mr. Brown moved to approve the minutes as written. Mr. Stebe seconded the motion and all members voted in favor.

August 12, 2013 – Business Meeting

MOTION: Mr. Brown moved to approve the minutes as written. Mr. Stebe seconded the motion and all members voted in favor.

September 16, 2013 – Public Hearing/Business Meeting

MOTION: Mr. Brown moved to approve the minutes as written. Mr. Stebe seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS:

DIAKO ENTERPRISES, LLC – Special Exception (2013-082); Certificate of Location Approval (2013-083); Flood Plain (2013-080) – To allow an auto sale for no more than two vehicles for sale at any time at the existing auto repair business located at 159 Middle Turnpike West, Unit 161.

TOWN OF MANCHESTER DEPT. OF PUBLIC WORKS – Inland Wetlands Permit – Determination of Significance (2013-084); Inland Wetlands Permit (2013-084); Erosion and Sediment Control Plan (2013-085); Flood Plain (2013-086) – For improvements related to replacement of an existing stone culvert, installation of pedestrian bridge, and new sidewalk/path for future connection between the Broad Street and Center Spring Pond Park at 156 Middle Turnpike West and 265 Center Street and in Edgerton Street R.O.W.

TOWN OF MANCHESTER DEPT. OF PUBLIC WORKS – Erosion and Sediment Control Plan (2013-088) – for road and sidewalk reconstruction along Middle Turnpike East from Princeton Street to a location 150 feet west of Woodbridge Street.

The Chairman closed the business meeting at 8:32 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.