

**MINUTES OF PUBLIC HEARING
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 (7:10 p.m.)
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

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.

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

Attorney Steve Penny spoke on behalf of the applicant, E-Square Investments, LLC. The application is for a change of zone district classification for a parcel at the north side of the intersection of Bidwell and Wetherell Streets, from Rural Residence to Residence B. The property is 1.82 acres in size and is bounded northerly and westerly by nine Residence B zoned two-family house lots. The entire triangle of land between Bidwell, Wetherell, and Horace Streets, other than the subject property, is already zoned Residence B. The property is bounded easterly by Wetherell Street and southerly by Bidwell Street. Across Wetherell Street to the east, the properties are also zoned Residence B and are developed with single family homes. Across Bidwell Street to the south the zone district classifications are mixed, being Rural Residence, PRD, and Industrial. Public water and sewer are available to the site. The parcel is currently developed with one residence and a detached garage. If the Planning and Zoning Commission approves the requested zone change, the applicant intends to seek subdivision approval for six two-family parcels, including one rear lot. This will be consistent with the existing surrounding development.

Attorney Penny said parcel dimensions for two-family residences must be at least 4,500 square feet per residence, or 9,000 square feet in size. There should be 37.5 feet of frontage per residence, or 75 feet per lot. The current parcel has enough street frontage and will exceed the minimum dimensions for each of the intended lots. Based on the regulations, 17 residences would be permitted. He proposes six two-family structures, for a total of 12 residences. The proposed use is permitted in the zone. At one time the surrounding property was all Rural

Residence properties. Now, the only Rural Residence is the property across the street. The allowed net residential density in the area is three to 10 units per acre. The applicant's project will maintain and enhance the character of the neighborhood. The proposed zone change is consistent with the Plan of Conservation and Development and continues the changes that have occurred in the area to date.

Chairman Prause asked anyone wishing to speak in favor of or in opposition to this application to come forward at this time.

Mike Parlapiano, 160 Wetherell Street, lives across the street from the subject property. He would rather see something that would enhance the area. He fears approval of this application will affect the value of his single family home. Wetherell Street is narrow and he is concerned about traffic.

Ms. Bertotti said there are no outstanding staff comments. She informed Commission members that if this application is approved, every use allowed in Residence B will also be allowed on this property.

Attorney Penny noted that Mr. Parlapiano mentioned multi-family housing in his comments. This application is for two-family housing, which is the same as exists in the rest of the area.

The public hearing on this application was closed.

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

Mr. Bordeaux explained that he is proposing several amendments that have been triggered by public acts amended by the General Assembly. The Town of Manchester's regulations closely reflect that model. He reviewed the changes for Commission members. His proposal has been sent to the Department of Environmental Protection, which instructed him to send the proposal to the Town Attorney. The Town Attorney has seen the proposed changes and approves.

Chairman Prause asked that any member of the public that wished to speak either in favor of or in opposition to this application come forward at this time. No member of the public came forward.

Ms. Bertotti said there are no outstanding staff comments.

The Chairman closed the Public Hearing portion of the meeting at 7:49 p.m.

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