

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
MAY 6, 2013**

ROLL CALL:

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

Alternates: Susan Shanbaum

Absent: Eric Prause, Chair
Anthony Petrone

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

Time Convened: 7:55 P.M.

NEW BUSINESS:

HAYES & HAYES, LLC – for construction of self-storage buildings, parking and associated site improvements at 169 Redstone Road, General Business zone – Special Exception (2012-128)

Mr. Kidd said he understands the concerns of the abutting neighbor. Mr. Brown also appreciated the concerns of the neighbor. With this type of zoning and the possible uses, the proposed use really does act as a buffer. Storage units will be close to apartments and residents may find them useful.

Mr. Kidd agreed that the applicant did a reasonable job of minimizing impact as much as possible. With some conditions, the neighbor's concerns can be worked out.

Special Exception (2012-128)

MOTION: Mr. Brown moved to approve the special exception with modifications as outlined in a staff memorandum from Nick Francione, Civil Engineer, dated May 6, 2013 to Renata Bertotti, Senior Planner, and with the modification to change the landscaping plan to add a landscaping screen on the east side of the proposed detention basin area. Mr. Thaker seconded the motion and all members voted in favor. The reason for the approval was the proposed application meets the special exception criteria.

MOTION: Mr. Stebe moved to amend the agenda to add the erosion and sedimentation control plan item for Hayes & Hayes, LLC to the agenda. Mr. Brown seconded the motion and all members voted in favor.

Mr. Andrew Bushnell, professional engineer, said this application consists of eight buildings on 2.79 acres. The downhill grading will be surrounded with silt fence. Drainage will be tied to the existing drainage on Horizon Street. Silt sacks will be placed in basins as they are constructed. Catch basin hoods will be used to keep debris from going into the pipe. Behind buildings five and six, 2" stone will be placed in a 4' wide splash pad. A stockpile area will be placed away from the front of the property. There will be very little stockpiling; mostly building and paving.

Erosion and Sedimentation Control Plan (2013-129)

MOTION: Mr. Brown moved to approve the erosion and sedimentation control plan with modifications as outlined in a staff memorandum from Nick Francione, Civil Engineer, dated May 6, 2013 to Renata Bertotti, Senior Planner. Mr. Thaker seconded the motion and all members voted in favor.

THE CONNECTICUT WATER COMPANY – to replace existing water mains along Redwood Road, Ralph Road and Galaxy Drive, Rural Residence zone – Inland Wetlands Permit (2012-125); Erosion and Sedimentation Control Plan (2012-126)

Mr. Phil Forzley, professional engineer, explained that the Connecticut Water Company will be completing a water main replacement project in the Redwood Road neighborhood. All new mains will be installed along the existing mains.

Mr. Blake Corea, Connecticut Water Company (CT Water), explained that the existing mains were installed in the 1950s. The materials used are substandard to today's standards. There have been more and more failures so CT Water would like to go ahead and replace everything. He said, although currently they do not have capacity to provide fire service, they are trying to make provisions for fire protection in the future. Main replacements will be within the roadway.

Mr. Forsley oriented Commission members to a map he displayed. He pointed out the 100' upland review area. He said the only activity proposed in this area is replacing a piece of 8" water main and paving an apron between the street and the sidewalk. Mr. Forsley pointed out the construction entrance and the silt fencing, indicated in orange on the map. CT Water cannot use the Town's right-of-way for storage so it will be placed in CT Water's stockpile area. There will be a small amount of tree clearing and silt sacks will be placed in every catch basin. Silt fence will be placed on the down gradient side of the work. There will be a standard construction entrance, silt fence, and hay bales as needed, he said.

In response to a question from Mr. Brown, Mr. Corea said the closest hydrant is on Hillstown Road near Cougar Drive.

Inland Wetlands Permit (2012-125)

MOTION: Mr. Brown moved to approve the inland wetlands permit with modifications as outlined in staff memoranda from Raymond Myette, Design Engineer, dated April 17, 2013 to Renata Bertotti, Senior Planner; and from Nick Francione, Civil Engineer, dated April 17, 2013. Mr. Stebe seconded the motion and Mr.

Brown, Mr. Stebe, Mr. Kidd and Ms. Shanbaum voted in favor. Mr. Thaker abstained. The motion passed four to zero. The reason for the approval was the Agency finds the impact to the proposed activity will not diminish or inhibit the existing functions of the wetlands. The permit is valid for five years.

Erosion and Sedimentation Control Plan (2012-126)

MOTION: Mr. Brown moved to approve the erosion and sedimentation control plan with modifications as outlined in staff memoranda from Raymond Myette, Design Engineer, dated April 17, 2013 to Renata Bertotti, Senior Planner; and from Nick Francione, Civil Engineer, dated April 17, 2013. Mr. Stebe seconded the motion and Mr. Brown, Mr. Stebe, Mr. Kidd and Ms. Shanbaum voted in favor. Mr. Thaker abstained. The motion passed four to zero.

TOWN OF MANCHESTER – for repairs to the structure of an existing bridge and reconstruct the approach roadways to improve safety between 657 and 660 Spring Street. – Inland Wetlands Permit – Determination of Significance (2013-011); Inland Wetlands Permit (2013-011); Flood Plain Permit (2013-012)

Mr. Stewart Harris, professional engineer, explained he has been hired by the Town Public Works Department to prepare plans to rehabilitate the Spring Street Bridge, which is in poor condition. He said it is a twin barrel stone masonry arch bridge, constructed in the early 1900s. Stones and parapets are falling out. To maintain the bridge for safe vehicle use, it needs to be rehabilitated, he said. This will consist of reconstructing parapet walls, repointing other exposed stone wing walls, and restoring the general original appearance of the bridge. The material along the south side of the bridge has eroded and will be moved by hand from north to south to level the stream. Additional scour protection will be provided as well. Improvements to alignment will be made to improve safety conditions and a timber guiderail will be added to all four corners of the bridge.

In response to questions from Mr. Thaker, Mr. Harris said the Town is currently getting bids for the work. He said he would like it to be done while school is out, and he added that all work can be completed within a couple months' timeframe. Parking may not be available during construction. The current parking area will be eliminated but will be supplemented elsewhere.

Mr. Jim Lowe, professional engineer, said access to the trail and trail head will be maintained. The bridge will be closed during the construction period and a detour route will be provided.

Mr. Bordeaux said the work within the stream area is minor. This is the first attempt to mitigate a scour condition. A lot of vegetation has worked into the stone and grout. He said in order to repoint, the vegetation has to be eliminated. It is important for the Town to keep an eye on it in the future.

Inland Wetlands Permit – Determination of Significance (2013-011)

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

Inland Wetlands Permit (2013-011)

MOTION: Mr. Brown moved to approve the inland wetlands permit with modifications as outlined in a staff memorandum from Derrick Gregor, Assistant Town Engineer, dated April 30, 2013 to Renata Bertotti, Senior Planner. Mr. Thaker seconded the motion and all members voted in favor. The reason for the approval was the Agency finds that the impact of the proposed activity will not diminish or inhibit the existing functions of the wetlands. The permit is valid for five years with work in the wetlands to be completed within one year of commencement.

Flood Plain Permit (2013-012)

MOTION: Mr. Brown moved to approve the flood plain permit. Ms. Shanbaum seconded the motion and all members voted in favor.

TOWN OF MANCHESTER PUBLIC WORKS – to reconstruct approximately 6,200 LF of road to provide geometric, safety and drainage improvements; and sidewalk replacements along Spring Street from South Main to Dartmouth Road, Lewis Street, Comstock Road, and Arvine Place – Inland Wetlands Permit – Determination of Significance (2013-015); Inland Wetlands Permit (2013-015); Erosion and Sedimentation Control Plan (2013-016); Flood Plain Permit (2013-017)

Mr. Derrick Gregor, Assistant Town Engineer, explained that this application is to reconstruct approximately 6,200 linear feet of road. This follows recent utility projects in the area. There are varying road widths in the area and this project will improve the geometry of the roadway and make for safer travel. The plan is to create a constant 26” road width with curbing, he said.

Mr. Gregor said the area on the map highlighted in yellow is the wetlands that have been flagged by a soil scientist. There are two existing outfalls, one of which will be eliminated and scour protection will be provided. He said a bridge study was undertaken and improvements were recommended on the north side of the road. The concrete headwall will be replaced and the outlet will be stabilized with intermediate rip rap to mitigate scour. He said on the south side of the road, the existing 72” pipe will be extended to the south and a new concrete headwall will be built there. End walls will have new chainlink fence on top. Minor repairs will be made on the inside of the box culvert as well.

Mr. Gregor said a meeting was held with local residents and the feedback was incorporated into the proposed plan. A small portion of the work on Comstock Road is within the 100’ upland review area. Work will take place this summer over a four month period, he said.

In response to a question from Mr. Kidd, Mr. Gregor said the drainage work east of Comstock Road and Lewis Street is what will be within the upland review area and only about 50 square feet will be affected.

Ms. Bertotti said there were no staff comments.

Inland Wetlands Permit – Determination of Significance (2013-015)

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

Inland Wetlands Permit (2013-015)

MOTION: Mr. Brown moved to approve the inland wetlands permit. Mr. Thaker seconded the motion and all members voted in favor. The reason for the approval was the Agency finds that the impact of the proposed activity will not diminish or inhibit the existing functions of the wetlands. The permit is valid for five years with work in the wetlands to be completed within one year of commencement.

Erosion and Sedimentation Control Plan (2013-016)

MOTION: Mr. Brown moved to approve the erosion and sedimentation control plan. Mr. Stebe seconded the motion and all members voted in favor.

Flood Plain Permit (2013-017)

MOTION: Mr. Brown moved to approve the flood plain permit. Ms. Shanbaum seconded the motion and all members voted in favor.

KEYSTONE NOVELTIES DISTRIBUTORS, LLC – to erect a temporary tent for the sale of fireworks from June 26, 2013 through July 6, 2013 at 170 Slater Street – CUD Detailed Plan Modification (2013-018)

Mr. Keith Lambert, Regional Manager, proposes to erect a 20' x 40' tent at 170 Slater Street. The outside of the tent will have the exact signage as the picture he displayed. He said signs will not be posted anywhere else. He displayed a photo of the inside of the tent. He said only Connecticut legal fireworks will be sold; fountains and sparklers. Keystone carries a \$5 million liability policy. Mr. Lambert displayed a photograph of the site showing the tent, barricades and sawhorses. He said there is 21' from the tent poles to the edge of the barricades with sawhorses. The generator will be used for a couple of hours at night and cones section off the generator location. There will be two entrances and exits. He said if the application is granted, he is aware that there are other permits which must be obtained through the Town of Manchester.

In response to a question from Mr. Brown regarding parking requirements, Ms. Bertotti said when a proposed use is a temporary use with specific dates, the Zoning Enforcement Officer does not require parking counts.

Mr. Lambert said he will be at this location from June 26 to July 6 from 9:00 a.m. to 9:00 p.m., except on July 3 and 4, when he will be open until 11:00 p.m.

CUD Detailed Plan Modification (2013-018)

MOTION: Mr. Brown moved to approve the CUD detailed plan modification with the conditions that no signs be placed at any location other than the tent; the site be maintained in a clean, debris-free manner at all times; and the tent, any storage and/or trash containers be removed by July 9, 2013. Ms. Shanbaum seconded the motion and all members voted in favor.

MANDATORY REFERRAL REPORT:

Mr. Pellegrini explained that the Board of Directors is entertaining selling 0.38 acres of town owned land which is located at 601 Lydall Street. This is a surplus of class 3 watershed land. The property will be sold to the owners of 555 Lydall Street, which is a farm. The owners of the

farm obtained a building permit to install a farm store, but it was placed on the Town's property. Their purchasing of the 0.38 acres of town land will resolve this issue.

Sale of a Portion of 601 Lydall Street

MOTION: Mr. Brown moved to make a favorable recommendation to the Board of Directors for the sale of a portion of 601 Lydall Street. Mr. Thaker seconded the motion and all members voted in favor. The reason for the favorable recommendation was the sale is consistent with the Town's Plan of Conservation and Development's goals and objectives to preserve and promote agriculture as a desired use.

APPROVAL OF MINUTES:

January 7, 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.

January 23, 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:

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Subdivision Regulation Amendment (2013-025) – to amend the regulations regarding financial guarantees to comply with recent revisions to the State statutes.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendment (2013-026) – to amend the regulations regarding financial guarantees to comply with recent revisions to the State statutes.

LUTZ CHILDREN'S MUSEUM – Inland Wetlands Permit – Determination of Significance (2013-028); Inland Wetlands Permit (2013-028) – for the installation of a concrete pad to install a generator at 247 South Main Street, Residence AA zone.

The Acting Chairman closed the business meeting at 10:12 p.m.

I certify these minutes were adopted on the following date:

August 12, 2013
Date

Eric Prause, Chairman

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