

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
AUGUST 12, 2013**

ROLL CALL:

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

Alternates: Julian Stoppelman (sitting)

Absent: Andy Kidd, Vice Chair
Chirag Thaker
Anthony Petrone
Susan Shanbaum

Also Present: Mark Pellegrini, Director of Planning
Renata Bertotti, Senior Planner
Ginger MacHattie, Recording Secretary

Time Convened: 9:00 P.M.

NEW BUSINESS:

TOM STAGIS – for a 60’ x 30’ tent located in the parking lot of PC Richard for the temporary sale of merchandise in September for a period of 3 years at 230 Hale Road, CUD zone – CUD Detailed Site Development Plan Modification (2013-048)

Mr. Tom Stagis, PC Richard & Son, explained that his application is to erect a temporary canopy that is 60’ x 30’ between September 19 and September 30. The canopy will be located at the front of the property approximately 70’ from the front door. About 58 parking spaces will be used. The tent will hold appliances and electronics. He said this will increase business by 30-40% for the month.

In response to a question from Mr. Prause, Mr. Stagis said the semi-trailer on the west side of the parking lot will have a sign facing Slater Street to attract drive-by traffic.

In response to a question from Mr. Brown, Mr. Stagis confirmed that the sign on the tractor trailer will be 53’ x 8’, a 10’ x 10’ tent sale sign at the corner of Hale and Slater Streets and two tent sale banners on the tent canopy. Mr. Stagis said he is working with the Zoning Enforcement Officer and has not received final approval.

In response to a question from Mr. Stoppelman, Mr. Pellegrini said he does not recall signs of that size temporarily placed anywhere in Town before. He said the Commission will not be voting on the signs, but rather the location of the tent and allowing the sale in the parking lot.

In response to a question from Mr. Prause, Ms. Bertotti explained that the Zoning Board of Appeals has approved specific temporary activity for a certain period of years. The Planning and Zoning Commission can approve this application for only one year if desired.

In response to a question from Mr. Stebe, Mr. Stagis said a power line will be put in a trench and come up into the parking lot.

Mr. Brown said he is troubled by the signs and is afraid other businesses in the area will decide they need the same types of signs.

Mr. Prause said this is the first time the Commission is looking at this type of proposal. The application was for three years. He would like to see it approved for one year to see how it goes.

Mr. Stebe said he had previously sat on the Zoning Board of Appeals and it did approve a number of multiple year applications, but nothing quite of this size. He does not have an issue with the three years, but would like staff to review the plans before the second and third year.

Mr. Pellegrini explained that the Planning and Zoning Commission is approving the site plan modification for an outdoor sales area. The question is whether it is satisfied with the tent and the area around it. The Planning and Zoning Commission does not typically approve signage in the CUD zone; applicants are expected to follow the regulations. There is no limitation on the size and number of novelty signs currently in the regulations. Mr. Pellegrini said the Planning and Zoning Commission may wish to amend that in the future.

Mr. Brown said he would like to amend the sign regulations and approve this application for only one year.

Mr. Stagis said he will be working with the Zoning Enforcement Officer on the signs and will be compliant.

CUD Detailed Site Development Plan Modification (2013-048)

MOTION: Mr. Stoppelman moved to approve the CUD detailed site development plan modification to erect a temporary structure for the seasonal sale of appliances between September 19, 2013 and September 30, 2013 for one year. Mr. Brown seconded the motion and all members voted in favor. The reason for the approval was the proposed plan modification for temporary outdoor retail was in keeping with the existing retail use on the property and met the zoning regulations.

The Planning and Zoning Commission took a brief recess at 9:23 p.m. and returned at 9:33 p.m.

MANCHESTER CHICKEN, LLC – for a drive through restaurant in an existing building at 199 Spencer Street, General Business zone – Special Exception (2013-038)

Special Exception (2013-038)

MOTION: Mr. Brown moved to approve the special exception under Article II Section 24.02.01(d) for a drive-thru restaurant with modifications as outlined in the following staff memoranda: (1) James Mayer, Traffic Engineer, to Renata Bertotti, Senior Planner, dated August 8, 2013; (2) Raymond Myette, Design Engineer, to Renata Bertotti, dated August 8, 2013; and (3) Nick Francione, Civil Engineer, to Renata Bertotti, dated August 8, 2013, and with the modifications to replace the proposed Patmore Green Ash tree with a similar tree approved by staff and install a pedestrian crosswalk in front of the drive-thru exit lane. Mr. Stebe seconded the motion and all members voted in favor. The reasons for the approval were the proposed drive-thru restaurant met the special exception criteria

of Article IV Section 20, was a suitable location, and was compatible with other uses in the area.

HIGHLAND OAKS CORP. – for a 2 lot re-subdivision of an approved 7 lot subdivision on Abigail Circle, Residence AA zone – Re-subdivision (2013-044); Erosion and Sedimentation Control Plan (2013-047)

Re-subdivision (2013-044)

MOTION: Mr. Stoppelman moved to continue the public hearing on the re-subdivision of an approved seven-lot subdivision into two lots to the next regularly scheduled Planning and Zoning Commission’s meeting of September 16, 2013. Mr. Stebe seconded the motion and all members voted in favor.

Erosion and Sedimentation Control Plan (2013-047)

MOTION: Mr. Stebe moved to consent to an extension of the erosion and sedimentation control plan to the next regularly scheduled Planning and Zoning Commission’s meeting of September 16, 2013. Mr. Brown seconded the motion and all members voted in favor.

CUMBERLAND FARMS, INC. – for zone change to Business II at 13 Middle Turnpike East and the rear portions of 271 & 275 Main Street, Residence RC, RA and B2 zones – Zoning Map Amendment (2013-045)

Zoning Map Amendment (2013-045)

MOTION: Mr. Brown moved to approve the zoning map amendment for a zone district change from Residence C zone to Business II zone for 13 Middle Turnpike East, from Residence C and Residence A zones to Business II zone for the rear portion of 275 Main Street. Mr. Stoppelman seconded the motion and all members voted in favor. The reason for the approval was the proposed amendment was in keeping with the Commercial corridor and Community Corridor designations as illustrated on the Character Map and as described in Character Areas in Table F of the Manchester POCD. This zone change becomes effective August 30, 2013.

VH, LLC – for a zone change from Rural Residence to Planned Residence Development and a preliminary plan of development for one single family home and 16 multi-family units at 594 Tolland Turnpike – PRD Zone Change and Preliminary Plan of Development (2013-040) – ***Request for Extension***

PRD Zone Change and Preliminary Plan of Development (2013-040) – *Request for Extension*

MOTION: Mr. Stebe moved to consent to a 65 day extension to open a public hearing. Mr. Brown seconded the motion and all members voted in favor.

IGLESIA DE LA FAMILIA – for a place of worship in an existing building at 66 Sheldon Road, Industrial zone – Special Exception (2013-041) – ***Request for Extension***

Special Exception (2013-041) – *Request for Extension*

MOTION: Mr. Stebe moved to consent to a 65 day extension to open a public hearing. Mr. Brown seconded the motion and all members voted in favor.

APPROVAL OF MINUTES:

April 15, 2013 – Business Meeting

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

May 6, 2013 – Public Hearing/Business Meeting

MOTION: Mr. Brown moved to approve the minutes as written with one correction to change the word “stuff’s” to “staff’s” on page two, the eighth paragraph of the public hearing minutes. Mr. Stebe seconded the motion and all members voted in favor.

July 1, 2013 – Business Meeting

MOTION: Mr. Brown moved to approve the minutes as written with the correction of the spelling of Mr. Stoppelman’s name. Mr. Stebe seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS:

SHOPPES AT BUCKLAND HILLS, LLC – Inland Wetlands Permit – Determination of Significance (2013-049); Inland Wetlands Permit (2013-049); CUD Preliminary Site Development Plan (2013-050); Erosion and Sedimentation Control Plan (2013-051); CUD Detailed Site Development Plan (2013-052) – for development of a Dave and Buster’s restaurant with on-site parking and associated site improvements.

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

The Chairman closed the business meeting at 9:55 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.