

**MINUTES OF PUBLIC HEARING  
HELD BY THE PLANNING AND ZONING COMMISSION  
JULY 15, 2013**

**ROLL CALL:**

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

Alternates: Susan Shanbaum  
Julian Stoppelman (sitting)

Absent: Chirag Thaker  
Anthony Petrone

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 7:08 p.m. The Secretary read the legal notice for the application when the call was made.

555 EAST MIDDLE TURNPIKE, LLC – for a proposed parking lot for an adjacent property at 555 Middle Turnpike East, Special Design Commercial zone – Special Exception (2013-020)

Mr. Andrew Krar, a civil engineer at Design Professionals of South Windsor, spoke on behalf of the applicant, who is proposing to construct a parking lot in two phases. The lot will be located at 555 Middle Turnpike East, which is at the northeast corner of Middle Turnpike East and Vernon Street. He said the site was a gas station many years ago and is currently vacant. There is an ongoing groundwater remediation project on site now through the Department of Energy and Environmental Protection (DEEP). The applicant proposes to build a parking lot in two phases. The first phase will have a total of 48 parking spaces and the second phase will have a total of 63 parking spaces. He said storm drainage was designed to convey drainage to a point on the northwest corner of the property on Vernon Street and will be accomplished through a grading system consisting of a mildly sloped parking lot with a conventional stormwater system consisting of catch basins, underground storm sewers and stormwater hydrodynamic separators to treat the water before it discharges into the system located at Vernon Street.

Mr. Krar said the northern edge of the property is mostly wooded and will remain that way during phase one of the project. During phase two, parking will be expanded to the north. A retaining wall will be constructed on the northern edge of the property. On the western edge of the property that faces Vernon Street, a row of arborvitaes will be planted to shield the neighboring residential properties. There are currently two curb cuts located on Vernon Street.

Those will be abandoned per the Town's request and the area will be replaced with sidewalks. One of two existing Middle Turnpike curb cuts will be abandoned as well, he said. Only the eastern curb cut will be utilized.

Mr. Krar explained that for phase two, after the DEEP permit and the site groundwater remediation is complete, the treatment system will be removed and phase two will be completed if needed. He said site lighting will consist of two light stands, 25' tall, full cut off, and night sky compliant.

In response to a question from Mr. Prause, Mr. Krar said he is not certain when the remediation will be complete. Based on a conversation he had with the consulting engineer, it is expected to take one year to eighteen months.

In response to a question from Mr. Brown, Mr. Krar confirmed there will be no handicap spaces in the proposed area due to grade differential. Seven accessible parking spaces will be required, and the applicant will be able to accommodate this requirement in the existing parking lot.

In response to a question from Mr. Kidd, Mr. Krar explained that the need for phase two depends on the demand of the tenants. In the future, new tenants may require additional parking. If phase one is sufficient, that is all that will be constructed. He said phase two cannot be built until the remediation is complete.

In response to a comment from Mr. Brown, Jay Shepherd, property owner, explained that he is currently renting space for parking from the Senior Center and that agreement will end in 2014.

Mr. Kidd says he is not in favor of paving "just in case". He likes phase one with the addition of a tree line in back. Mr. Shepherd said he purchased the property with the idea of added parking spaces. If he can get by with fewer spaces, he will.

In response to a question from Mr. Stebe, Mr. Krar said phase two will have a curb which will aid in the conveyance of drainage to the west toward the proposed catch basin. Phase one will not have a curb. He noted a shallow swale on the grading plan depicted by contours.

In response to a question from Mr. Brown, Mr. Krar said there is a retaining wall planned during phase two.

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

Ms. Bertotti received comments from Town staff, which she reviewed for Commission members. All comments were minor and technical in nature and can be addressed on the final mylars.

Mr. Krar reviewed the erosion and sediment control plan which consists of the typical construction entrance, silt fence around one entire side, catch basin silt sacks, and hay bales. The stockpile will be placed on the southeast corner of the property. After construction, stormwater will be treated with a hydrodynamic separator before being discharged to the underground storage facility, creating an opportunity for infiltration on site.

In response to a question from Ms. Shanbaum, Ms. Bertotti explained that the Traffic Engineer's memo was explaining that the additional parking spaces will increase the requirement for handicap spaces.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – for revisions to the zoning regulations to add Bed & Breakfast Inn establishments as a permitted use in Residence AA and Rural Residence zones – Zoning Regulation Amendment (2013-033)

Ms. Bertotti, on behalf of the Town of Manchester, explained that the proposal is to amend the zoning regulations to add Bed and Breakfast Inns to Residence AA and RR zones. Bed and Breakfast Inns are defined as an owner occupied, single family detached home, or portion thereof, where short-term lodging and meals are provided. She said the application is a result of conversations with a resident. Current zoning regulations permit Bed and Breakfast Inns in Historic zones only and are subject to special exception provisions. There is one existing Bed and Breakfast that was approved some years ago. There have been no complaints or problems to Ms. Bertotti's knowledge. She said there are also some specific requirements just for Bed and Breakfast Inns. The operator must be the owner and reside at the principle dwelling on site, there are restrictions on the number of rooms allowed and the number of days a guest can stay, the rooms are not allowed to have cooking facilities, and breakfast can be the only meal served to guests.

Ms. Bertotti said under the proposed zoning regulations, a couple of requirements were added. Bed and Breakfast Inns will be allowed in Residence AA and Rural Residence zone when the properties meet the minimum area requirements and subject to special exception approval from the Commission. Ms. Bertotti displayed a map showing Rural Residential and Residence AA zones. An additional requirement proposed is a full bathroom at a minimum rate of one bathroom per two guest rooms. In addition, one parking space will be required for each guest room and two spaces for the owner. She said parking should be limited to side and rear yards.

Ms. Bertotti said the application was sent to CRCOG which had no issues with it. No staff comments remain outstanding, she said.

In response to a question from Mr. Stoppelman, Mr. Pellegrini said a full bathroom would consist of a tub or shower, a sink, and a toilet.

In response to a question from Mr. Brown, Mr. Pellegrini suggested striking "sleeping room" and using the term "guest rooms" for consistency.

In response to a question from Mr. Kidd, Mr. Pellegrini said two guest rooms would require one bathroom; three guest rooms would require two bathrooms.

Mr. Prause asked if any member of the public wished to comment either in favor of or in opposition to this application.

Mr. Gary Sweet, 75 Forest Street, thanked the Commission for its consideration of this proposal. He thought expanding Bed and Breakfast Inns would be an incubator for increased activity in Town. He said he was disappointed because he felt Bed and Breakfasts should be a use by right and thought a special exception should be used for Inns. One of the things he discussed with

Town staff was maintaining a peaceful environment with neighbors. Retail and commercial sales would not be allowed. He said he thought a special exception is over regulating his proposal. Mr. Sweet provided pictures of boarding houses. He said Manchester's zoning regulations currently state that one can have three boarders in any house. He gave an example of a house on Center Street for sale that is .49 acres with three houses on it. There could be nine or ten cars on that lot alone. Mr. Sweet said the Commission has made this more complicated than it needs to be. He said it is discriminatory. Mr. Sweet said he was happy there will be a change, but boarding houses are an as-of-right use while bed and breakfast inn establishments would require a special exception. He said a bed and breakfast would attract people that are able to spend \$150 per night. He urged the Commission to think about the positives that Inns might bring to Manchester.

Mr. Bruce Hamstra, Hartford Road, owns a bed and breakfast in Town. He encouraged the Commission to use the term sleeping rooms as that is the industry standard. Mr. Hamstra said it is critical that a bed and breakfast use be considered as a special exception.

No other members of the public wished to come forward to comment at this time.

Mr. Pellegrini suggested changing guest rooms to sleeping rooms. It was the consensus of Commission members to do so.

The Chairman closed the Public Hearing portion of the meeting at 8:20 p.m.

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