

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
MARCH 18, 2013**

ROLL CALL:

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

Alternates: Susan Shanbaum (sitting)

Absent: Anthony Petrone
John Chaput

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

Time Convened: 8:07 P.M.

NEW BUSINESS:

EVERGREEN CROSSING, LLC – 325 New State Road – for a 224-unit multi-family residential community at 325 New State Road, PRD zone – Inland Wetlands Permit (2012-120); PRD Detailed Plan (2012-121); Erosion and Sedimentation Control Plan (2012-122)

Inland Wetlands Permit (2012-120)

MOTION: Ms. Shanbaum moved to approve the inland wetlands permit for five years with modifications as specified in staff memoranda from Derrick Gregor, Assistant Town Engineer dated March 15, 2013 to Renata Bertotti, Senior Planner; and from Matthew R. Bordeaux, Environmental Planner/Inland Wetlands Agent dated March 18, 2013 to Renata Bertotti, and with the conditions to record the conservation easement on the land records and to install conservation easement markers in the field prior to issuance of the first certificate of occupancy for the site. Mr. Kidd seconded the motion and all members voted in favor. The reason for the approval was the Agency found that the cumulative impact of the proposed measures to improve the highest quality wetlands at the site positively outweighs the elimination of the small pocket of wetlands, and that the proposed regulated activity will not diminish or inhibit the existing functions of the wetlands.

PRD Detailed Plan of Development (2012-121)

Mr. Phil Forzley, professional engineer, displayed a PowerPoint slide showing the property. He pointed out New State Road, the site entrance, the emergency access, and the utility corridor out to Adams Street. The subject property is 325 New State Road with I-84 to the west, former Manchester Materials to the north, and the Hockanum River and a wetlands system to the south. The slide shows the site as it currently exists. He said there are three wetland areas, which he pointed out. The property contains two former tobacco barns still standing on site. The property is formerly farm fields. He pointed out the existing tree lines as well as the Town's water supply area.

Mr. Forzley then displayed a slide showing the overall layout of the site with six residential buildings, a clubhouse, a swimming pool, access driveways and parking lots. The main access drive comes in from New State Road. He pointed out a gravel emergency access driveway and a possible community garden location and open space areas, which far exceed the minimum zoning requirements.

Mr. Forzley said existing gas, water, and sewer utilities serve the site. Gas and water are on New State Road and the connection will be made there with mains running through the site. Telephone, cable, and electric will come from New State Road underground from the pole. He said because the site is so flat a sewage pump station will be built at the north end of the site as far away from the Town's drinking water well as possible. Everything internally will drain by gravity sewers to the pump station with a 6" force main to New State Road, he said.

Mr. Forzley said the site slopes from north to south and everything flows to the Hockanum River system. He pointed out an isolated wetlands system which eventually drains toward the south as well. He said a comprehensive stormwater management system has been designed. Mr. Forzley pointed out five roofs that will drain to subsurface infiltration systems. They are underground and of limited capacity. There is an emergency overflow out of those systems to an infiltration basin. He said stormwater will be treated with a treatment train that includes hydrodynamic separators, deep sump catch basins, and water quality basins. The water quality basins are lined to prevent infiltration from paved areas to avoid impact to the public well field.

The sanitary sewer on this project will remain private. Once built and accepted, the water system will be taken over by the Town. Mr. Forzley pointed out the water easement as well as the conservation easement.

Mr. Forzley displayed the erosion and sedimentation control plan. He said the site will be surrounded by silt fence in the areas he pointed out. He pointed out soil stockpile areas and temporary sediment traps will be moved as the contractor needs to during construction. Water generally will go by gravity to the south. He said erosion control matting will be used in conjunction with roadside cuts as well as with side slopes.

In response to questions from Mr. Brown, Mr. Forzley explained that the lined basins will retain some stormwater and the plantings absorb and treat that water. When the basins overflow, water enters a pipe and goes to the next basin and eventually into the wetland system. Mr. Forzley said the property will have an integrated pest management plan in place. There is an opportunity for nutrients and heavy metals to be washed into the drainage system. Nutrients get taken up by the plants and the metals are absorbed by the soil.

Mr. Steven Mitchell, traffic engineer, explained that as part of the preliminary plan a detailed traffic study was completed and some improvements were necessary. To accommodate traffic entering the site, a short left turn lane was created. Northbound through traffic was moved to the right on a tapered path about 445' long. He said this was done based on measured speeds rather than the posted speed limit. A stop sign will be placed to control traffic exiting the site. Since the pavement is older asphalt in poor condition, the applicant is proposing to regrade and resurface the roadway throughout the length of the widening. The crown of the road will follow the natural drainage of the road from north to south. He said new granite curbing will be installed and a sidewalk will be constructed to match the existing sidewalk to the north. One utility pole will be relocated due to the widening.

In response to questions from Mr. Prause, Mr. Mitchell said there will be a sidewalk along the private access drive and an internal sidewalk system. The bus route is along New State Road. There is a bus stop sign along the east side of the road in the vicinity of the driveway. There is no bus stop sign on the west side of the road, but there are typically stops on both sides of the road. The access road to the public water well field is a gravel road and is being maintained. Mr. Mitchell said it has a regular driveway apron.

In response to questions from Mr. Brown, Mr. Forzley said the emergency access road is not gated and will be plowed, as requested by the Eighth District Fire Marshal.

In response to questions from Mr. Brown, Mr. Mitchell said there are no catch basins in this part of New State Road. The access road drains to the sides of the road within the property and connects to the drainage systems of this project.

Mr. Alan Lamson, project architect, explained the site plan consists of five 36-unit buildings and one 44-unit building, a community building and carports throughout the site. The buildings have three floors. Mr. Lamson reviewed the first floor plan and pointed out the first floor entrances and the stairs in the lobby area. He said each unit has a small room with heating and air conditioning units and a small amount of storage. Each unit also has a large deck. All handicap units are on the ground floor and all first floor units are easily adaptable. He said exterior materials include cement board and clapboard shingles. The windows have a vinyl exterior and thermal glazing. Mr. Lamson displayed material sample boards. The building height is 37'2". The exterior of the building has multiple gables and hip roofs. The use of trellises screens the gas meters and breaks up the flat wall surfaces.

Mr. Lamson said the community building is located in the center of the project with a pool behind it. There is a large veranda that opens to the pool area. A large club house will contain a community room, a business office, a conference room, a manager's office and possibly a movie room. Eleven carports will be provided, which will house five or six vehicles each.

Mr. Lamson said of the 224 units, 32% will be one bedroom units and 68%, or 152 units, will be two bedroom units. The one bedroom units will be between 749 and 981 square feet and the two bedroom units will be between 1,031 and 1,191 square feet. He said amenities include extra storage and washers and dryers in each unit. The possibility of a smartphone entry system is being considered for security, but there will be card access.

The development will contain walking paths that connect with the sidewalk areas. Mr. Lamson said there are 504 parking spaces, which is exactly what is required. There are two spaces for each unit with 65 spaces in the carports and 383 spaces on site. There are 56 visitor spaces. He said construction will begin with the 44 unit building and the clubhouse and continue with the remainder of the buildings. The anticipated start is late spring or summer and construction will take 12 to 18 months before completion.

In response to a question from Mr. Brown, Mr. Forzley explained that the landscape buffer waiver was requested because there are currently trees and plants in the buffer area. The applicant would like to leave existing plantings rather than remove and replant.

In response to questions from Ms. Shanbaum, Mr. Lamson said there are no elevators in the buildings. Mail delivery will be at kiosks in front of the community building. There are 18 parking spaces near the community building. He said the carports are made of the same materials as the building and are 50' x 60'. The fitness area is 15' x 25'. The 56 visitor spaces do not include the three at the trail area. The parking for the trail area will be paved.

In response to questions from Mr. Prause, Mr. Lamson said the third wetland is part of a large green space that will be seeded and mowed. A community garden is being considered with up to 36 plots of 100 square feet each. They will be constructed as tenants request them. Dumpsters for trash and recycling will be placed adjacent to each building.

In response to a question from Mr. Stebe, Mr. Forzley said exterior lighting will be placed along the access road with cutoffs to keep light from shining onto adjoining property. Lighting will be placed throughout the site.

In response to a question from Mr. Brown, Mr. Lamson said all buildings are sprinklered.

MOTION: Ms. Shanbaum moved to approve the PRD detailed plan of development with modifications as specified in staff memoranda from Derrick Gregor, Assistant Town Engineer dated March 15, 2013 to Renata Bertotti, Senior Planner; from Matthew R. Bordeaux, Environmental Planner/Inland Wetlands Agent dated March 18, 2013 to Renata Bertotti; from James Mayer, Traffic Engineer dated March 18, 2013 to Renata Bertotti; from Kenneth Roback, Fire Marshal Eighth District Utilities dated March 13, 2013 to Renata Bertotti. Mr. Stebe seconded the motion to approve the PRD detailed plan of development. Ms. Shanbaum amended the motion to grant a waiver to the landscape requirement as shown on plan LA-100 which was submitted with the application. Mr. Stebe seconded the amendment to the motion and all members voted in favor of the amendment. All members voted in favor of the amended motion. The reason for the approval was the proposed detailed plan of development is in conformance with the approved preliminary plan of development and with the zoning regulations.

Erosion and Sedimentation Control Plan (2012-122)

MOTION: Ms. Shanbaum moved to approve the erosion and sedimentation control plan with modifications as specified in staff memoranda from Derrick Gregor, Assistant Town Engineer dated March 15, 2013 to Renata Bertotti, Senior Planner. Mr. Brown seconded the motion and all members voted in favor. The reason for the approval was the proposed Erosion and Sedimentation Plan is in conformance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control as amended.

ADMINISTRATIVE REPORTS:

Mr. Pellegrini said he will e-mail members a memorandum regarding Bed & Breakfast and Inns for discussion at the next meeting. The Senior Planner position has been filled with a start date of one week from Monday.

APPROVAL OF MINUTES:

October 3, 2012 – Public Hearing/Business Meeting

MOTION: Mr. Brown moved to approve the public hearing minutes with the correction to change “acting secretary” to “secretary”, and Mr. Brown moved to approve the business meeting minutes with the correction to delete “I-84” in the third paragraph on the second page. Mr. Kidd seconded the motion and Mr. Brown, Mr. Kidd, Mr. Prause and Ms. Shanbaum voted in favor. Mr. Stebe abstained. The motion passed four to zero.

RECEIPT OF NEW APPLICATIONS:

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

The Chairman closed the business meeting at 9:35 p.m.

I certify these minutes were adopted on the following date:

June 3, 2013
Date

Eric Prause, Chairman

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