

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
MAY 20, 2013**

ROLL CALL:

Members Present: Eric Prause, Chair
Andy Kidd, Vice Chair
Chirag Thaker, Secretary
Susan Shanbaum

Absent: Horace Brown
Anthony Petrone
Michael Stebe

Also Present: Mark Pellegrini, Director of Planning
Renata Bertotti, Senior Planner
Matthew Bordeaux, Environmental Planner
and Wetlands Agent
Kyle Shiel, Senior Planner

Time Convened: 7:08 P.M.

NEW BUSINESS:

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

Mr. Robert Roach, Friar Associates, Inc., 281 Farmington Avenue, Farmington CT, spoke on behalf of the applicant, Lutz Children's Museum, which is proposing to install a natural gas-fired generator in the non-wetlands regulated 100' upland review area of the Globe Hollow Reservoir. Mr. Roach stated the Lutz Children's Museum recently received a variance from the Zoning Board of Appeals to locate the generator on the south side of the building. The generator is required to maintain living conditions for the live animals in the museum during power-outages, he said.

Mr. Roach pointed to an area on the south side of the building that is currently covered with gravel and said a 64"-x30" concrete pad is proposed in this location. Minor excavation is expected to install the poured concrete pad. The existing gravel will serve to dissipate stormwater that falls on the area during construction. The pad will be located approximately two feet inside the existing fence. The pad and generator will be located approximately 45-50' north of the edge of the reservoir.

The proposed activity is a response to recent winter storm events where power was out for extended periods of time. The potential short-term impact of sedimentation to the reservoir 50' away is minimal and the long-term impact is negligible, he said.

Ms. Bertotti said there was one comment she recommends be a condition of the approval, and it is that the applicant files with the Town of Manchester Water Department and maintain on site a Best Management Practices Document in accordance with the May 16, 2013 email from Tom Ferlazo, Manchester Water Department Environmental Technician.

Mr. Bordeaux said in his opinion the proposed activity is minor and will not adversely impact the wetlands. He recommended the Commission make a finding of no significant impact.

Inland Wetlands Permit – Determination of Significance (2012-128)

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

Inland Wetlands Permit (2012-128)

MOTION: Ms. Shanbaum moved to approve the inland wetlands permit with the condition that the applicant file with the Town and maintain on site a Best Management Practices Document (BMP) in accordance with the May 16, 2013 email from Tom Ferlazo, Manchester Water Department Environmental Technician, to Matthew Bordeaux, Environmental Planner/Inland Wetlands Agent. Mr. Thaker seconded the motion and all members voted in favor. The permit is valid for five years with activity in the wetlands to be completed within one year of commencement. 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.

ADMINISTRATIVE REPORTS

Ms. Bertotti reported on the Buckland Street Traffic Accident Report regarding the release of the condition of approval for Buffalo Wild Wings. She reminded the Commission that on August 3, 2011 the Planning and Zoning Commission approved a Special Exception (I-17) to allow a Buffalo Wild Wings restaurant. The approval was granted with the condition that in the event that accident data reveals traffic originating from the site and attempting to get into the left turn lane of Buckland Street at Red Stone Road created an unreasonably dangerous condition in the opinion of the Town Traffic Engineer, the applicant and the Town Traffic Engineer shall work cooperatively to develop a prudent remedy, including design or operational changes, to be presented to and approved by the Manchester Planning and Zoning Commission. Ms. Bertotti said, the condition was set to expire fourteen months after the opening of the proposed restaurant unless the Town Traffic Engineer finds dangerous conditions and issues a notice of such finding the Planning and Zoning Commission.

Ms. Bertotti said Jim Mayer, Town Traffic Engineer, reviewed the accident reports for crash data in the vicinity of the Buffalo Wild Wings restaurant and reported that during 2012 and between January 2013 and May 2013, there were no incidents relating to the existing Buffalo Wild Wings driveway. Ms. Bertotti referred to a May 7, 2013 email from Mr. Mayer to Ms. Bertotti, in which Mr. Mayer stated, "...Therefore no restrictions on operation of the driveway are recommended."

Based upon the above findings, the condition of the approval for Special Exception I-17 will automatically expire in June 2013. Ms. Bertotti said no action was required from the Planning and Zoning Commission.

RECEIPT OF NEW APPLICATIONS:

**JOSEPH FELICE – Inland Wetlands Permit – Determination of Significance (2013-032);
Inland Wetlands Permit (2013-032) – for the construction of a 48’ x 24’ garage within 100’ of a
wetlands at 129 South Main Street, Residence A zone.**

The Chairman closed the business meeting at 7:35 p.m.

I certify these minutes were adopted on the following date:

June 17, 2013
Date

Eric Prause, Chairman

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