

**MINUTES OF PUBLIC HEARING  
HELD BY THE PLANNING AND ZONING COMMISSION  
JANUARY 23, 2013**

**ROLL CALL:**

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

Alternates:     John Chaput (sitting)

Absent:     Susan Shanbaum  
                  Anthony Petrone

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

The Acting Chairman opened the Public Hearing at 7:04 p.m. The Acting Secretary read the legal notice for the application when the call was made.

SAM'S REAL ESTATE BUSINESS TRUST – 69 Pavilions Drive – to expand Sam's Club store by 770 sq. ft. in a CUD zone – CUD Detailed Plan Modification (2012-117)

Attorney John Knuff spoke on behalf of the applicant, Sam's Real Estate Business Trust, which has an existing store located at 69 Pavilions Drive. In May, the Commission approved Inland Wetlands and Zoning applications to expand the existing store by approximately 22,000 square feet, for a total of 138,000 square feet. The applicant is proposing to expand the package store portion of the store by 770 square feet and make some other minor modifications to the site. He said this is a minor increase over the approved expansion, but Manchester's zoning regulations provide that any increase in the floor area ratio requires a public hearing. In addition to the application for a CUD plan modification, there is also a request for certification of the Erosion and Sedimentation Control plan.

Attorney Knuff said the improvements to the site, such as stormwater, elevation changes, and additional landscaping in the parking field that were submitted with the last application are still in place. The primary change is the addition of 770 square feet, he said.

Mr. Nash Varadarajan, professional engineer, explained changes made since the last approval. Because of the expansion of the liquor box, the water line will need to be moved outside of the liquor box, which means it will be moved 10' from its location in the earlier approved plan. In addition, stairs will be added as will a grease interceptor based on the new calculations, he said. The ADA parking spaces have been rearranged. Referring to the grading plan, Mr. Varadarajan explained the need for the retaining wall was eliminated by adjusting the grades. A truck dock was eliminated at the rear of the building, he said.

The Acting Chair asked if any member of the public wished to speak either in favor of or in opposition to the application. No member of the public wished to speak.

In response to a question from Mr. Prause, Mr. Varadarajan explained that currently the liquor box is about two feet below the finished floor of Sam's Club. In the earlier plan, the liquor box was raised to match the finished floor of Sam's Club. Mr. Varadarajan said in the resubmittal, the liquor box remains at its current elevation (two feet below Sam's Club) and the site will be regraded.

In response to questions from Mr. Prause, Mr. Varadarajan explained that the applicant considered putting LED lighting on the entire site, but upon further review, it was decided there would not be enough of a difference in lighting to undertake that change. Instead, the applicant will be moving light poles to avoid conflicts with the driveway and keep the standard lighting. He said no work has been started yet.

Ms. Bertotti said Town staff completed its review and any outstanding comments are minor and technical in nature.

The Acting Chairman closed the Public Hearing portion of the meeting at 7:16 p.m.

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