

**MINUTES OF BUSINESS MEETING  
HELD BY THE PLANNING AND ZONING COMMISSION  
FEBRUARY 19, 2014**

**ROLL CALL:**

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

Alternates: Julian Stoppelman (sitting)  
Donald Palmer (sitting)

Absent: Michael Stebe  
Chirag Thaker  
Susan Shanbaum

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

Time Convened: 7:53 P.M.

**OLD BUSINESS:**

RIPLEY HILL DEVELOPMENT, LLC – for a 32 unit multi-family development at 717, 727, 743 Tolland Turnpike – Erosion and Sedimentation Control Plan (2013-072); PRD Zone Detailed Site Development Plan (2013-073)

Kevin Grindle, Landscape Architect, said he added an interior sidewalk to the plan on the east side of the access drive with a handicap-accessible ramp. The entire area that was originally a grass walking path is now a sidewalk.

Erosion and Sedimentation Control Plan (2013-072)

**MOTION:** Mr. Kidd moved to approve the erosion and sediment control plan with the modifications in the memorandum from Raymond Myette, Jr., Design Engineer, dated February 13, 2014 to Renata Bertotti, Senior Planner. Mr. Stoppelman seconded the motion and all members voted in favor.

PRD Zone Detailed Site Development Plan (2013-073)

**MOTION:** Mr. Stoppelman moved to approve the PRD zone detailed site development plan with the modifications in the memorandum from Raymond Myette, Jr., Design Engineer, dated February 13, 2014 to Renata Bertotti, Senior Planner, and to grant a landscaping waiver under Article II Section 7.04.03 (b) 1 as requested and shown on the approved plans,. Mr. Brown seconded the motion and all members voted in favor.

MANCHESTER COUNTRY CLUB, INC. – for installation of 30' high golf ball net structure to protect upper level parking area, to construct an 18' x 30' metal golf storage building with a

lean-to and install a 500-gallon above-ground fuel tank at Manchester Country Club, 305 South Main Street, Rural Residence zone – Special Exception Modification (2014-001)

Matt Gomez, Director of Operations at Manchester Country Club, said the main reason for his application is the construction of a metal sided building to be used to store golf carts. A portion of the metal building will be covered and a portion will be open on the sides to allow for fueling of golf carts. Mr. Gomez displayed a rendering of a metal sided building with a metal roof. The enclosed portion is 18' x 30'. There is a roof section that will overhang from the building and cover a fueling tank located on a concrete pad 5 feet from the building. The tank is a state-of-the-art fire guard metal tank with one inner tank, insulation and a second outer tank.

Mr. Gomez explained that the building will have an overhead door and be used for cart storage. The carts will be fueled under the overhanging roof. There are grooves in the concrete under the tank to protect from incidental spills. Mr. Gomez said he will address the staff comments he received. He has a spill prevention control and counter measure document. A chain link fence will be around the area. The project also includes 30 feet of golf ball netting which he discussed previously. There is no change to that portion of the application.

In response to a question from Mr. Prause, Mr. Gomez said the tank will be a double wall fire guard thermally protected tank.

In response to a question from Mr. Brown, Ms. Bertotti said the Town's Water Department is satisfied with this application. There are 300 feet from the tank to the reservoir.

Mr. Prause said the double wall tank includes a leak detection system in case the inner tank ever failed.

Special Exception Modification (2014-001)

**MOTION:** Mr. Brown moved to approve the special exception modification under Article II Section 2.02.07 for installation of a 30' high golf ball net structure, to construct an 18' x 30' metal golf storage building with a lean-to, and to install a 500-gallon above-ground fuel tank at Manchester Country Club with the modifications in the memorandum from Raymond Myette, Jr., Design Engineer, dated February 18, 2014 to Renata Bertotti, Senior Planner. Mr. Stoppelman seconded the motion and all members voted in favor.

**NEW BUSINESS:**

CUMBERLAND FARMS, INC. – to build a gasoline service station with a convenience store at 271 & 275 Main Street and 13 Middle Turnpike East, Business II and Design Overlay zones – Special Exception (2013-078); Design Overlay Zone (2013-078); Erosion and Sedimentation Control Plan (2013-079)

Special Exception (2013-078)

**MOTION:** Mr. Kidd moved to approve a special exception under Article II Section 11.02.01 for a gasoline service station and a convenience store because the proposal met the special exception criteria. The special exception was approved with the modifications in the memoranda from Raymond Myette, Jr., Design Engineer, dated January 31, 2014 to Renata Bertotti, Senior Planner; Russell Johnston, Eighth Utilities District Sewer, dated January 21, 2014 to Renata Bertotti; and James Davis, Zoning Enforcement Officer, dated January 23, 2014 to Renata Bertotti; and the modification that the retaining wall on the east side of the property be fieldstone veneer matching fieldstone used elsewhere on the property; and with the condition that the Town Traffic Engineer monitor the full access driveway on Main Street for one year from the opening of facility. If the driveway is found not to operate safely the applicant is required to return to the Commission to modify the driveway movement. Mr. Brown seconded the motion and all members voted in favor.

Design Overlay Zone (2013-078)

**MOTION:** Mr. Brown moved to approve the proposed location and design of the new building because the building met the general standards for new construction and is consistent with the purpose of the Design Overlay Zone. Mr. Stoppelman seconded the motion and all members voted in favor.

Erosion and Sedimentation Control Plan (2013-079)

**MOTION:** Mr. Brown moved to approve the erosion and sedimentation control plan with the modifications in the memorandum from Raymond Myette, Jr., Design Engineer, dated January 31, 2014 to Renata Bertotti, Senior Planner. Mr. Stoppelman seconded the motion and all members voted in favor.

**ADMINISTRATIVE REPORTS:**

Draft 2014 Sidewalk and Curb Plan

Ms. Bertotti provided Commission members with a copy of the proposed sidewalk plan. The Planning and Zoning Commission is required to re-adopt a plan every five years. The attached map includes staff recommendations. A public hearing will be scheduled for late March or early April.

In response to a question from Mr. Brown, Mr. Pellegrini confirmed that snow shelves or tree belts are called for in all new construction.

There was some discussion among Commission members about the bike trails vs. sidewalks on the map. As this is a sidewalk and curb plan and not a greenway plan, there was a question as to whether the bike trails should be on this map.

In response to a question from Mr. Palmer, Mr. Pellegrini explained that this is a planning and policy document. If there is an opportunity to fund and install sidewalks, public comment is sought.

Administrative Approvals

Ms. Bertotti reported that Mr. Bordeaux administratively approved an inland wetlands permit for work at Globe Hollow. The work will be done in the fall and completed prior to the 2015 swim season.

**APPROVAL OF MINUTES:**

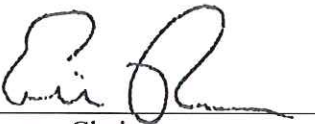
Approval of Minutes – October 7, 2013 – Business Meeting

**MOTION:** Mr. Stoppelman moved to approve the minutes of the October 7, 2013 business meeting. Mr. Palmer seconded the motion and all members voted in favor.

The Chairman closed the business meeting at 9:05 p.m.

I certify these minutes were adopted on the following date:

8/4/14  
Date

  
Eric Prause, Chairman

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