

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
JULY 7, 2014**

ROLL CALL:

Members Present: Eric Prause, Chair
Andy Kidd, Vice Chair
Michael Stebe
Susan Shanbaum

Alternates: Julian Stoppelman (sitting)
Teresa Ike

Absent: Horace Brown, Secretary
Donald Palmer

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

Time Convened: 7:04 P.M.

NEW BUSINESS:

ODYSSEY COMMUNITY SCHOOL – To add new entrance canopy, entrance stair, and ramp and modify building lobby at 579 West Middle Turnpike, GB zone – Special Exception Modification

Alan Lamson, Architect, explained that this is the final approval of the last phase of expansion of Odyssey Community School, located at 579 West Middle Turnpike. This school has been at this location for more than a decade and has expanded from four grades to eight grades. The work has been done in phases because it must be completed during the summer and as funds are available. Mr. Lamson said this application is for a slight modification to an already approved entrance to the school.

On the plan, the building is shown as it is located on the corner of West Middle Turnpike and Adams Street. He pointed out the school portion of the building. Mr. Lamson explained that the school needs to update its safety measures and the current entrance provides no resistance to intrusion. The proposal is to remove a small portion of the corner of the building and expand the lobby out 8 feet, providing two sets of double doors made of bullet resistant frames and glass. Glass will be added in the entry area and lighting outside for security. A canopy will be added for students waiting for the bus. Down lighting will be under the canopy. The white brick will be extended and be consistent with the front façade. The total expansion will be between 160 and 170 square feet. No additional parking is required. This is purely for front line defense. In response to several questions from Mr. Prause, Mr. Lamson said there will be no impact to handicap parking. Lighting will be down lighting and the signage on the canopy will read “Odyssey.”

In response to a question from Mr. Stebe, Mr. Lamson said parking, entrance and egress will remain the same.

In response to a question from Mr. Stoppelman, Mr. Lamson said parents pick children up in the back; the front is for buses only.

Mr. Pellegrini said there are no staff comments.

Special Exception Modification (2014-046)

MOTION: Mr. Stebe moved to approve the special exception modification 2014-046 to construct new entrance canopy, stair and ramp and modify the building lobby. Ms. Shanbaum seconded the motion and all members voted in favor.

The reason for the approval was that the proposed modifications are consistent with the special exception criteria and that the proposed materials and design are attractive.

At 7:18 p.m. the Commission returned to the Public Hearing.

The Business Meeting reconvened at 9:50 p.m.

MCDONALD'S USA, LLC – Requesting a Special Exception under Article II Section 24.02.01(d) for a restaurant with drive-through window at 184-188 Spencer Street, GB zone – Special Exception (2014-039); Erosion and Sedimentation Control (2014-040)

Special Exception (2014-039)

MOTION: Mr. Stoppelman moved to continue the public hearing to July 21, 2014. Ms. Shanbaum seconded the motion and all members voted in favor.

EVERGREEN CROSSING, LLC – Proposed revisions to approved PRD application and wetlands permit at 325 New State Road, PRD zone – Inland Wetlands Permit – Determination of Significance (2014-026) – Request for time extension until July 21, 2014; Erosion & Sedimentation Control (2014-027) – Request for time extension until July 21, 2014; PRD Zone (Detailed Plan Modification) (2014-028) – Request for time extension until July 21, 2014

MOTION: Mr. Stebe moved to agree to the extension. Mr. Stoppelman seconded the motion and all members voted in favor.

ADMINISTRATIVE REPORTS:

Mr. Pellegrini reported that Mr. Bordeaux approved a Wetlands Permit on Bush Hill Road.

RECEIPT OF NEW APPLICATIONS:

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (2014-052) – To delete Article II Section 9.14.02(f)(8) of the zoning regulations from Article II and insert it in Article IV as a new section (Section 23); to revise Article IV Section 23.02.05 to delete the requirement that railings and fences of sidewalk cafes must be removed and stored indoors when the sidewalk café is not in operation; and to revise Article IV Section 23.03.03 to allow the Town to close sidewalk cafes for snow removal.

HIGHLAND PARK MARKET, INC. (TIM DEVANNEY) – Special Exception (2014-054);

Erosion & Sedimentation Control (2014-055) – To expand the parking lot to the west to include an additional 73 parking spaces at 277, 283, 307 (317) Highland Street, Business I zone.

BOB'S DISCOUNT FURNITURE – Special Exception Modification (2014-056) – For minor changes to approved special exception plans to add 97 parking stalls and rearrange loading areas at 428 Tolland Turnpike, GB zone.

TOWN OF MANCHESTER DEPARTMENT OF PUBLIC WORKS – Erosion & Sedimentation Control (2014-060) – For reconstruction of approximately 3,200' of road to install curb and provide geometric and drainage improvements on Hillstown Road from Bush Hill Road to Glastonbury Town Line, RR zone.

The Chairman closed the business meeting at 9:55 p.m.

I certify these minutes were adopted on the following date:

NOV 03 2014

Date


Eric Prause, Chairman

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