

**MINUTES OF BUSINESS MEETING**  
**HELD BY THE PLANNING AND ZONING COMMISSION**  
**SEPTEMBER 3, 2014**

**ROLL CALL:**

Members Present:    Andy Kidd, Acting Chair  
                              Michael Stebe, Acting Secretary  
                              Susan Shanbaum

Alternates:         Julian Stoppelman (sitting)

Absent:             Eric Prause, Chair  
                              Horace Brown, Secretary  
                              Donald Palmer  
                              Teresa Ike

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

Time Convened:    7:33 P.M.

**NEW BUSINESS:**

WALMART – For outdoor display of seasonal merchandise in front of the garden center area at 420 Buckland Hills Drive, CUD zone – CUD Detailed Site Development Plan Modification (2014-061)

Raymond Macada, WalMart Store Manager, explained that there is a large sidewalk in front of the garden center, which was designed to hold display tables. The displays will not be intrusive or contain anything with chemicals.

In response to questions from Mr. Stebe, Mr. Macada explained that if one is facing the building, the garden center is now to the right of the building.

In response to a question from Mr. Kidd, Ms. Bertotti said the intention is that there be a perpetual display from April to October.

In response to a question from Mr. Kidd, Mr. Pellegrini explained that Walmart came in with an expansion plan but did not request outdoor displays. Walmart is asking to use a portion of its property for outdoor display. The Planning and Zoning Commission is required to review this type of request.

CUD Detailed Site Development Plan Modification (2014-061)

**MOTION:** Mr. Stebe moved to approve the CUD Detailed Site Development Plan Modification for outdoor display of seasonal merchandise. Mr. Stoppelman seconded the motion and all members voted in favor.

TOM STAGIS – For temporary outdoor tent sales at PC Richards at 230 Hale Road, CUD zone –  
CUD Detailed Site Development Plan Modification (2014-075)

Tom Stagis, P.C. Richard & Son, explained that he is seeking approval for a tent sale to be the same as last year. The tent will be 60' x 30' and erected for a two-week period. Fifty parking spaces will be cordoned off to sell appliances outside. There will be two 8' x 8' signs placed on the tent and one 8' sign at the corner of Hale Road and Slater Street. The event was held last year without incident. This application is for a three-year approval.

Ms. Bertotti said all Town staff comments have been addressed; there are no outstanding items.

CUD Detailed Site Development Plan Modification (2014-075)

**MOTION:** Mr. Stebe moved to approve the CUD Detailed Site Development Plan Modification for an outdoor tent sale of appliances. Ms. Shanbaum seconded the motion and all members voted in favor.

HIGHLAND PARK MARKET, INC. – For a proposed parking expansion at 277, 283, and 307  
(a.k.a. 317) Highland Street, Business I zone – Special Exception (2014-054); Erosion and  
Sedimentation Control (2014-055)

Special Exception (2014-054)

**MOTION:** Ms. Shanbaum moved to approve the Special Exception with the modifications as specified in a staff memorandum from Raymond Myette, Jr., Design Engineer, dated August 19, 2014 to Renata Bertotti, Senior Planner. Mr. Stebe

seconded the motion and all members voted in favor.

The reason for the approval was that the proposed parking expansion meets the special exception criteria.

Erosion and Sedimentation Control (2014-055)

**MOTION:** Ms. Shanbaum moved to certify the erosion and sedimentation control plan with the modifications as specified in a staff memorandum from Raymond Myette, Jr., Design Engineer, dated August 19, 2014 to Renata Bertotti, Senior Planner. Mr. Stoppelman seconded the motion and all members voted in favor.

TOWN OF MANCHESTER – Hockanum River Water Pollution Control Facility effluent pipe replacement at 864 Middle Turnpike West, Industrial and Rural Residence zones – Inland Wetlands Permit – Determination of Significance (2014-076)

Julie Bjork, JKB Consulting, is a sub consultant to Wright Pierce, and explained that her company designed the Hop Brook Grit Chamber Effluent Pipe Replacement Project. Ms. Bjork explained that a new pipe will be installed along Thrall Road due to the big upgrade recently conducted at the pretreatment area off of Olcott Road. The old pipe will be abandoned. The project is to be bid in the fall and construction will be completed by the spring or summer of 2015.

Ms. Bjork displayed a map with a red line indicating the pipe, which aligns with Thrall Road. The pipe will be placed under the Hop Brook and through the flood plain. The new pipe will be 24” underground and 2,200 linear feet. Pipe jacking will allow the pipe to be placed under the

brook. There will be no direct wetlands disturbance. Portions of the work will take place in the upland review area. There will be 0.325 acres of temporary disturbance. Any areas disturbed will be restored to pre-existing conditions.

Ms. Bertotti said Town staff has reviewed this project and Mr. Bordeaux indicated that pipe jacking is a fairly common practice. The majority of the work is taking place under an existing road, an area which is already disturbed.

Inland Wetlands Permit – Determination of Significance (2014-076)

**MOTION:** Ms. Shanbaum moved to find the proposed activities will not have a significant impact on the wetlands and watercourses and therefore will not require a public hearing. Mr. Stebe seconded the motion and all members voted in favor.

**RECEIPT OF NEW APPLICATIONS:**

**MAJED NOUJAIM – Resubdivision (2014-083); Erosion and Sedimentation Control (2014-084)** – For a resubdivision to create a new building lot from the combined portions of lots at 62 Wildwood Drive and 182 Vernon Street West, Residence AA and Rural Residence zones.

**T-MOBILE NORTHEAST, LLC – Historic Zone (2014-085)** – For minor changes to an existing wireless telecommunications facility at 63 Elm Street, Historic zone.

The Acting Chairman closed the business meeting at 8:36 p.m.

I certify these minutes were adopted on the following date:

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Date

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Eric Prause, Chairman

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