

**MINUTES OF BUSINESS MEETING**  
**HELD BY THE PLANNING AND ZONING COMMISSION**  
**SEPTEMBER 15, 2014**

**ROLL CALL:**

Members Present: Eric Prause, Chair  
Horace Brown, Secretary  
Susan Shanbaum

Alternates: Julian Stoppelman (sitting)  
Teresa Ike (sitting)

Absent: Andy Kidd, Vice Chair  
Michael Stebe  
Donald Palmer

Also Present: Mark Pellegrini, Director of Planning  
Renata Bertotti, Senior Planner  
Matthew Bordeaux, Environmental Planner  
and Wetlands Agent  
Ginger MacHattie, Recording Secretary

Time Convened: 7:38 P.M.

## **NEW BUSINESS:**

HARVEY KAHANER – For proposed filling of an area of regulated wetlands to construct a single family house at 243 Ludlow Road – Inland Wetlands Permit – Determination of Significance (2014-062); Inland Wetlands Permit (2014-062)

Rob Hellstrom spoke on behalf of the applicant, Harvey Kahaner, and explained that Mr. Kahaner resides at 239 Ludlow Road. The property at 243 Ludlow Road contains a wetlands area, which was shown on the map Mr. Hellstrom displayed. Mr. Kahaner is proposing to build a house on 243 Ludlow Road. Mr. Hellstrom noted a letter from the DEP stating that it was no problem to fill in the wetland area. He asked John Ianni, Soil Scientist, to review the property for impact. This is an existing subdivision lot approved many years ago.

John Ianni, Soil Scientist, mapped out the wetlands in early June. They are isolated, cut off from the area to the south. On the west side of the lot, there is an area with a sanitary sewer easement. The wetlands are remnants left over from when the original subdivision was built. They feed from seepage from a large hill across the street. The eastern portion, where the proposed house is shown, gets considerably dryer. It is actually bone dry at this time of year. Trees on the property were cut a few years ago and there is currently ground cover. There is nothing of significance located within the wetland. Mr. Ianni was asked to look at alternative ways to preserve the wetlands. He explained that it is possible to preserve the wetlands but he doesn't know if the property has the hydrology to support a wetland. In his opinion nothing valuable would be created or preserved by doing so.

In response to questions from Mr. Brown, Mr. Ianni explained that there is an existing foundation drain that will need to be relocated. The house and footings will be located above the level of the seepage.

In response to a question from Mr. Prause, Mr. Ianni explained that fill material has been placed on the lot in the past and the ruts are from the truck traffic. This wetland was previously part of a wetland further off the site. When the sewer line and drainage was constructed, this wetland area was isolated.

Mr. Bordeaux said he believes this application meets the definition of significant impact. Filling in the lot represents a significant impact.

Inland Wetlands Permit – Determination of Significance (2014-062)

**MOTION:** Ms. Ike moved to find the proposed activity at the above referenced location will have a significant impact on the wetlands as it involves a deposition of material which will substantially change an isolated wetland and therefore will require a public hearing. Mr. Stoppelman seconded the motion and all members voted in favor.

Inland Wetlands Permit (2014-062) – Request for time extension until October 6, 2014

**MOTION:** Mr. Stoppelman moved to consent to the extension of time to open a public hearing. Ms. Ike seconded the motion and all members voted in favor.

COMMUNITY HEALTH RESOURCES – Request a special exception and a detailed plan of development under Article II Section 9.14.02(b) and 11.02.11 for a new mixed-use building and

expanded parking lot at 469 and 487 Center Street – Special Exception (2014-071); Erosion & Sedimentation Control (2014-072)

Susan Odell, Paul Bailey Architect LLC, spoke on behalf of the applicant and said the CHR currently has a building on Center Street and displayed a photograph. The CHR is proposing a second building next door which will be similar and slightly larger. The proposed building will be a three-story mixed use building. The upper two floors will contain twenty residential units. The first floor will be for residential access and office space. There are currently 55 parking spaces serving the existing building and 55 more will be added to the site. The CHR needs a special exception because two combined buildings require 110 total parking spaces. Access will remain off of Alexander Street.

Earl Goven, Landscape Architect with Blades & Goven., said the plan for this building is similar to the existing building. A neighbor was concerned about screening for the parking lot so Mr. Goven discussed options with him. He proposes a modular block wall about 30” high with a 6’ fence. Plantings will be placed on the CHR side of the fence. Handicap parking will be relocated and some of the existing parking lot will be reworked. Mr. Goven pointed out the refuse area, which will be enclosed and landscaped. Street trees will complement the existing trees. There will be a plaza between the buildings connecting entrance doors. The community garden will be relocated.

Derek Dilaj, P.E. with Weston & Sampson, explained that the existing site drains toward Alexander Street. Another portion drains to the north. A retaining wall will be built to try to ensure water is collected from the low spot and discharged into the filtration system. Peak flows will be reduced to less than the existing flows.

In response to a question from Mr. Brown, Mr. Dilaj said he has discussed this plan with the abutter, who is satisfied.

Mr. Dilaj said the erosion and sedimentation plan consists of silt fencing and straw bales at the northern barrier. He pointed out the stockpile area.

Ms. Bertotti said Town staff has reviewed this application and only minor and technical items remain outstanding.

Special Exception/Detailed Site Development Plan (2014-071)

**MOTION:** Ms. Ike moved to approve the Special Exception/Detailed Site Development Plan with the modifications as specified in staff memoranda from:

1. Bernard Kalansuriya, Design Engineer, dated September 12, 2014 to Renata Bertotti, Senior Planner;
2. Derrick Gregor, Assistant Town Engineer, dated September 15, 2014 to Renata Bertotti.

Ms. Shanbaum seconded the motion and all members voted in favor.

The reason for the approval was that the proposed activity meets the special exception criteria and is consistent with the approved Preliminary Site Development Plan.

Erosion and Sedimentation Control (2014-072)

**MOTION:** Mr. Stoppelman moved to certify the Erosion and Sediment Control Plan with the modifications as specified in staff memoranda from:

1. Bernard Kalansuriya, Design Engineer, dated September 12, 2014 to Renata Bertotti, Senior Planner.
2. Derrick Gregor, Assistant Town Engineer, dated September 15, 2014 to Renata Bertotti.

Ms. Shanbaum seconded the motion and all members voted in favor.

SOUTH UNITED METHODIST CHURCH – For an elevator addition, addition of parking spaces, and relocation of storm drainage system at 1226 Main Street (a.k.a. 1208 Main Street) – Special Exception Modification (2014-082)

Richard Lawrence, Architect with Lawrence Associates AIA, spoke on behalf of the applicant. He explained that about ten years ago, a study was done to see how the church could be made more accessible. A handicap-accessible ramp and door with an automatic operator was placed on the east side of the building. The church evaluated the potential locations for an elevator and determined the best would be between the education wing and the main portion of the church. Work will consist of removal and reconstruction of a retaining wall and a stone wall. A ramped concrete walkway will be installed. The elevator addition will be visible from Hartford Road and located between the church and the educational wing addition. Color pictures were distributed to Commission members. It complies with setback and height requirements. Mr. Lawrence described the proposed building modifications on the north side of the building. The existing doors will be changed into a single door, a push button device and new handrails will be installed, and entrance

will be graded flush with the pavement. Mr. Lawrence was able to find the same type of stone as on the educational wing, which will tie the building together.

In response to a question from Ms. Shanbaum, Mr. Lawrence said the elevator will be 7' x 5.5' and can hold ten people.

In response to a question from Mr. Stoppelman, Mr. Lawrence said the elevator will service two levels of the education building and two levels of the church. It will not serve the uppermost level of the church.

Mr. Lawrence said he met with the Cheney Commission, which voted unanimously to approve this application.

Ms. Bertotti said there are minor technical comments remaining, which can be addressed on the final plans.

Special Exception Modification (2014-082)

**MOTION:** Ms. Shanbaum moved to approve the Special Exception Modification with modifications as specified in a staff memorandum from Derrick Gregor, Assistant Town Engineer, dated August 27, 2014 to Renata Bertotti, Senior Planner. Ms. Ike seconded the motion and all members voted in favor.

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

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

Resubdivision (2014-083)

**MOTION:** Ms. Shanbaum moved to approve the resubdivision with the modifications as specified in staff memoranda from:

1. James Davis, Zoning Enforcement Officer, dated September 11, 2014 to Renata Bertotti, Senior Planner.
2. Bernard Kalansuriya, Design Engineer, dated September 10, 2014 to Renata Bertotti.

Mr. Stoppelman seconded the motion and all members voted in favor.

Erosion and Sedimentation Control (2014-084)

**MOTION:** Ms. Shanbaum moved to certify the Erosion and Sediment Control Plan with modifications as specified in a staff memorandum from Bernard Kalansuriya, Design Engineer, dated September 10, 2014 to Renata Bertotti, Senior Planner. Ms. Ike seconded the motion and all members voted in favor.

WILLIAM GUINAN – For resubdivision at 436 Middle Turnpike East – Resubdivision (2014-065) – Request for 65-day time extension

Resubdivision (2014-065) – Request for 65-day time extension

**MOTION:** Mr. Stoppelman moved to consent to the extension of time. Ms. Ike seconded the motion and all members voted in favor.

E-SQUARE INVESTMENTS, LLC – For a six-lot subdivision at 173 Wetherell Street – Subdivision (2014-066) – Request for time extension until October 6, 2014; Erosion and Sedimentation Control (2014-067) – Request for time extension until October 6, 2014

Subdivision (2014-066) – Request for time extension until October 6, 2014

**MOTION:** Ms. Shanbaum moved to consent to the extension of time. Ms. Ike seconded the motion and all members voted in favor.

Erosion and Sedimentation Control (2014-067) – Request for time extension until October 6, 2014

**MOTION:** Ms. Ike moved to consent to the extension of time. Ms. Shanbaum seconded the motion and all members voted in favor.

**MOTION:** Mr. Stoppelman moved to take a brief recess at 8:58 p.m. Mr. Brown seconded the motion and all members voted in favor. The Commission returned at 9:06 p.m.

HIGHLAND OAKS CORPORATION – Pre-Application Review to discuss proposed zone change to PRD at Castle Hill and Collingridge Drive.

Attorney Faulkenstein spoke on behalf of the applicant, Highland Oaks Corporation. He said the applicant was before the Commission about three months ago and some concerns about house values were expressed during public comment.

Attorney Faulkenstein, referring to a map included with the application, noted one area outlined in blue, which is the current phase five. The area outlined in red is the area proposed for a zone change to PRD. This area consists of 20 lots. Of those, fifteen would hold duplexes and five would hold single family homes.

Buck Grader, President of Highland Oaks, explained that he received approval in 2001. From 2002 to 2008, he sold 50 of the 80+ lots. From 2009 to the present, he has only sold one lot. This reflects the state of our economy. Until the market turns around, he doesn't know what to do. Last year, he suggested a PRD zone. He would build the open floor plan that people are looking for. His partner has had great success with quality carriage houses. Highland Oaks is a quality subdivision in Manchester. His concern has been how to maintain the development when he isn't selling houses. He thought he could build 2,200 to 2,400 square foot carriage houses with a common wall. The aging population wants the amenities that these types of homes provide. He has talked to the neighbors and people want to see the development finished. What he is proposing is that the majority of homes are carriage houses, with some single family homes interspersed; this is very appealing. The homes will be surrounded by open land. This is a way to finish out his subdivision as well as provide needed housing. A question arose about the duplex housing adversely affecting the existing homes.

Bob Stewart, Real Estate Appraiser, explained he was asked to look at the change to PRD zoning and used the paired sales method. His best example in Manchester is Lydall Woods. This is a

large complex with two driveways. The house at 8 Bridle Path Lane recently sold. He compared the sale price to similar houses that did not have multi-family housing in the surrounding area and found the multi-family housing had no adverse impact on the sale of 8 Bridle Path Lane.

Len Horvath, 40 Castle Hill, moved to this neighborhood in early 2012. He is happy there and feels safe. He would like to see building activity renewed in his neighborhood.

### **APPROVAL OF MINUTES:**

April 21, 2014 – Business Meeting

**MOTION:** Mr. Brown moved to table this item. Ms. Shanbaum seconded the motion and all members voted in favor.

### **RECEIPT OF NEW APPLICATIONS:**

**TOWN OF MANCHESTER DEPARTMENT OF PUBLIC WORKS – Administrative Inland Wetlands Permit (2014-087); Erosion and Sedimentation Control (2014-088); Flood Plain Permit (2014-089)** – For reconstruction of approximately 2,800 lineal feet of New State Road from Hockanum River to Adams Street.

The Chairman closed the business meeting at 9:54 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.**