

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
OCTOBER 6, 2014**

ROLL CALL:

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

Alternates: Julian Stoppelman
Teresa Ike

Absent: Donald Palmer

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

Time Convened: 8:32 P.M.

NEW BUSINESS:

TMC NEW ENGLAND 2, LLC – Request a special exception under Article II Section 9.14.02(b) for a use that requires more than 60 parking spaces for construction of a retail pharmacy with a drive-through and a business establishment with a drive-through at 1229 Main Street, 27 Charter Oak Street, and 31 Charter Oak Street – Design Overlay (2014-069); Special Exception (2014-069); Erosion and Sedimentation Control (2014-070)

Special Exception (2014-069)

MOTION: Mr. Kidd moved to continue the public hearing to October 20, 2014. Ms. Shanbaum seconded the motion and all members voted in favor.

Design Overlay (2014-069)

MOTION: Mr. Kidd moved to table this application to October 20, 2014. Ms. Shanbaum seconded the motion and all members voted in favor.

Erosion and Sedimentation Control (2014-070)

MOTION: Mr. Kidd moved to table this application to October 20, 2014. Ms. Shanbaum seconded the motion and all members voted in favor.

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

Derrick Gregor, Assistant Town Engineer, explained that this application is to reconstruct 2,800 feet of New State Road, from the Hockanum River bridge to Adams Street. He said the existing road width varies from 24' to 34'. The road has a concrete road base which has led to quite a bit of cracking, Mr. Gregor said. He said the concrete slabs will be removed, drainage will be improved and the road will have a uniform width of 28'. There will be limited work in the

regulated flood plain area, he said. On the map Mr. Gregor displayed, he explained that the green line represented the 100' regulated area and yellow coloring represented the flood plain. Mr. Gregor said the roadway in the regulated area will be brought back to its existing elevation, catch basins on the west side will get new tops, and road drainage will be improved on the east side. The owners of 277 and 275 New State Road are in agreement with reducing the number of openings, he said. A left turn lane will be added to accommodate traffic to the entrance of Broadleaf. Erosion and sedimentation control measures include silt fence and silt sacks. Construction is expected to begin in the spring and take approximately 3 months, Mr. Gregor said.

Erosion and Sedimentation Control (2014-088)

MOTION: Ms. Shanbaum moved to certify the Erosion and Sediment Control Plan. Mr. Stebe seconded the motion and all members voted in favor.

Flood Plain Permit (2014-089)

MOTION: Ms. Shanbaum moved to approve the Flood Plain Permit. Mr. Stebe seconded the motion and all members voted in favor.

The reason for the approval was that the proposed activity will result in no net loss in flood storage capacity.

HARVEY KAHANER – for proposed filling of an area of regulated wetlands to construct a single family house at 243 Ludlow Road – Inland Wetlands Permit (2014-062) – Request for extension until October 20, 2014

Inland Wetlands Permit (2014-062) – Request for extension until October 20, 2014

MOTION: Mr. Stebe moved to agree to the extension of time until October 20, 2014 to open a public hearing. Mr. Brown 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 extension until October 20, 2014; Erosion and Sedimentation Control (2014-067) – Request for extension until October 20, 2014

Subdivision (2014-066) – Request for extension until October 20, 2014

MOTION: Mr. Stebe moved to agree to the extension of time until October 20, 2014. Mr. Brown seconded the motion and all members voted in favor.

Erosion and Sedimentation Control (2014-067) – Request for extension until October 20, 2014

MOTION: Ms. Shanbaum moved to agree to the extension of time until October 20, 2014. Mr. Brown seconded the motion and all members voted in favor.

IGLESIA DE LA FAMILIA – Request a special exception under Article II Section 16.15.02(c) for a place of worship at 66 Sheldon Road; Special Exception (2014-068) – Request for 65-day extension

Special Exception (2014-068) – Request for 65-day extension

MOTION: Mr. Stebe moved to agree to the extension of time for 65 days. Mr. Brown seconded the motion and all members voted in favor.

TOWN OF MANCHESTER – for effluent pipe replacement at the Hockanum River Water Pollution Control Facility at 864 Middle Turnpike West, Industrial and Rural Residence zones –

Inland Wetlands Permit – Determination of Significance (2014-076) – Request for extension until October 20, 2014; Inland Wetlands Permit (2014-076) – Request for extension until October 20, 2014; Erosion and Sedimentation Control (2014-077) – Request for extension until October 20, 2014; Special Exception Modification (2014-078) – Request for extension until October 20, 2014; Flood Plain Permit (2014-079) – Request for extension until October 20, 2014

Inland Wetlands Permit – Determination of Significance (2014-076) – Request for extension until October 20, 2014

MOTION: Ms. Shanbaum moved to agree to the extension of time until October 20, 2014. Mr. Stebe seconded the motion and all members voted in favor.

Inland Wetlands Permit (2014-076) – Request for extension until October 20, 2014

MOTION: Ms. Shanbaum moved to agree to the extension of time until October 20, 2014. Mr. Stebe seconded the motion and all members voted in favor.

Erosion and Sedimentation Control (2014-077) – Request for extension until October 20, 2014

MOTION: Ms. Shanbaum moved to agree to the extension of time until October 20, 2014. Mr. Stebe seconded the motion and all members voted in favor.

Special Exception Modification (2014-078) – Request for extension until October 20, 2014

MOTION: Ms. Shanbaum moved to agree to the extension of time until October 20, 2014. Mr. Stebe seconded the motion and all members voted in favor.

Flood Plain Permit (2014-079) – Request for extension until October 20, 2014

MOTION: Ms. Shanbaum moved to agree to the extension of time until October 20, 2014. Mr. Stebe seconded the motion and all members voted in favor.

ADMINISTRATIVE REPORTS:

Ms. Bertotti noted a letter from Matthew Bordeaux, Wetlands Agent, regarding administrative approval of a minor wetlands permit associated with Mr. Gregor's project.

APPROVAL OF MINUTES:

April 21, 2014 – Business Meeting

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

The Chairman closed the business meeting at 9:09 p.m.

I certify these minutes were adopted on the following date:

May 4, 2015
Date

Eric Prause, Chairman

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