

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
OCTOBER 20, 2014**

ROLL CALL:

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

Alternates: Julian Stoppelman

Absent: Donald Palmer
Teresa Ike

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

Time Convened: 7:46 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 (2014-062)

Inland Wetlands Permit (2014-062)

MOTION: Ms. Shanbaum moved to approve the inland wetlands permit with modifications as specified in a staff memorandum from Ray Myette, Jr., P.E., Design Engineer, dated September 10, 2014 to Renata Bertotti, Senior Planner. Mr. Stebe seconded the motion and all members voted in favor.

The reason for the approval was that a feasible and prudent alternative does not exist.

The approval is valid for 5 years. The work in the regulated area must be completed within one year of commencement.

E-SQUARE INVESTMENTS, LLC – for a six-lot subdivision at 173 Wetherell Street – Subdivision (2014-066); Erosion and Sedimentation Control (2014-067)

Attorney Steve Penny spoke on behalf of the applicant who is proposing a six lot subdivision of two-family homes at the intersection of Wetherell and Bidwell Streets. The subject property is located at 173 Wetherell Street and is 1.82 acres. The property is located in a Residence B zone. Public water and sewer is available to the site. The current residence on the property will remain as will the existing garage, Attorney Penny said. Access to the site will be from Wetherell Street. All lots meet the dimensional requirements and exceed the 75' frontage requirement, he

said.

Raymond Nelson, P.E., said he reviewed the existing topography of the subject property, which flattens out going north and east. The site drains to the northeast. There is a steep slant along the back of the property. Two lots, numbers 4 and 5, will require regrading, he said. The units will be built into the hill and will have a drive under garage and one additional parking space. Roof and footing drains will discharge into dry wells. Mr. Nelson explained that the existing house will be converted to a two-family home. All runoff that previously went to other properties will remain on site to be treated. The site is served by all public utilities, he said. There is no sanitary sewer in Wetherell Street. A sewer main exists at the corner of Wetherell and Bidwell streets. The applicant will bring sewer to the site on Wetherell Street. Each unit will have a sewer connection, Mr. Nelson said. There will be no impact on traffic and utilities in the area. There are good sitelines because the area is relatively flat. Erosion and sedimentation control will include enveloping the area with silt fence or hay bales, he said. There will be construction entrances and runoff will be contained. A sidewalk is proposed with granite curbing along the front of the property. The design is attractive and compatible with the area, Mr. Nelson said.

Chandler Eckels, managing member, explained that the house plans are similar to those in the neighborhood. There will be side-by-side duplexes with each unit containing three bedrooms and one and a half baths. Vinyl siding will be earth colors, he said. Lots 4 and 5 will have drive in garages under the house. Mr. Eckels said he plans to vary the designs to make each unit unique. The existing house will be converted into two units, one upstairs and one downstairs, he said.

In response to a question from Mr. Prause, Mr. Nelson said the existing fencing along the north and west parts of the property will remain.

Ms. Bertotti said there are two outstanding staff comments but both are minor and technical in nature and can be addressed as modifications on the final plans.

Subdivision (2014-066)

MOTION: Mr. Kidd moved to approve the subdivision of 173 Wetherell Street with modifications as specified in staff memoranda from:

1. James Davis, Zoning Enforcement Officer, dated October 2, 2014 to Renata Bertotti, Senior Planner
2. Bernard Kalansuriya, P.E., Design Engineer, dated October 8, 2014 to Renata Bertotti.

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

Erosion and Sedimentation Control (2014-067)

MOTION: Mr. Stebe moved to certify the erosion and sedimentation control plan. Ms. Shanbaum 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 – Inland Wetlands Permit (2014-076); Erosion and Sedimentation Control (2014-077); Special Exception Modification (2014-078); Flood Plain Permit (2014-079)

Julie Bjorkman, JKB Consulting, is a sub-consultant to Wright-Pierce, which is designing the effluent pipe project at the wastewater treatment plant. She said the project consists of placing a 24" underground force main pipe going from the pretreatment facilities, running about ¼ mile on Thrall Road, up to the main treatment plant. The old sewer line will be abandoned in place. The project is funded under the CT DEEP Clean Water Fund, Ms. Bjorkman said. Approval was recently obtained for the flood management certification modification for the project. This is an add-on to the overall treatment plant upgrade project, she said. This application is for a wetlands permit, a flood plain permit, erosion and sedimentation control permit, and special exception modification. At the Commission's September 3, 2014 meeting, the project was deemed not significant as far as wetlands are concerned, she said. The project is currently out for bid.

Ms. Bjorkman pointed out the alignment of the pipe, which was the red line on the map displayed. The pipe runs under the hop brook through the flood plain, up to the Water Pollution Control Facility (WPCF), she said. Ms. Bjorkman said the blue circle on the map was the portion of the pipe that would be encased in concrete due to the heavy landfill equipment crossing the area. She said the yellow triangles were an area of the 4" PVC pipe that would go in the same trench but wouldn't cross under Hop Brook. The wetlands follow the flood plain area, she said. The 100' upland review area was outlined in blue on the map displayed. None of the work would be within the wetlands, but rather within the upland review area, Ms. Bjorkman said. She said pipe jacking would be utilized to minimize impact to the wetlands and flood plain. The erosion and sedimentation control plan includes the use of silt fence and silt sacks adjacent to the work areas. The total disturbance is ½ acre and all areas will be restored, she said. The brook crossing is expected to take 1 to 2 weeks and the entire project should take 6 to 8 weeks, Ms. Bjorkman said.

Ms. Bertotti said there was one staff comment but it was minor and technical in nature. The applicant said she was aware of the comment and would address it.

Inland Wetlands Permit (2014-076)

MOTION: Mr. Brown moved to approve the inland wetlands permit with modifications as specified in a staff memorandum from Bernard Kalansuriya, P.E., Design Engineer, dated October 14, 2014 to Renata Bertotti, Senior Planner. Mr. Kidd seconded the motion and all members voted in favor.

The reason for the approval was that the activity in the regulated area would not disturb the natural and indigenous character of the land by significant impact or major effect.

The approval is valid for 5 years. The work in the regulated area must be completed within one year of commencement.

Erosion and Sedimentation Control (2014-077)

MOTION: Mr. Brown moved to approve the erosion and sedimentation control plan with modifications as specified in a staff memorandum from Bernard Kalansuriya, P.E., Design Engineer, dated October 14, 2014 to Renata Bertotti, Senior Planner. Mr. Kidd seconded the motion and all members voted in favor.

Special Exception Modification (2014-078)

MOTION: Mr. Brown moved to approve the special exception modification with modifications as specified in a staff memorandum from Bernard Kalansuriya, P.E., Design Engineer, dated October 14, 2014 to Renata Bertotti, Senior

Planner. Mr. Kidd seconded the motion and all members voted in favor.

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

Flood Plain Permit (2014-079)

MOTION: Mr. Brown moved to approve the flood plain permit with modifications as specified in a staff memorandum from Bernard Kalansuriya, P.E., Design Engineer, dated October 14, 2014 to Renata Bertotti, Senior Planner. Mr. Kidd seconded the motion and all members voted in favor.

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

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) – Request for extension until November 3, 2014; Erosion and Sedimentation Control (2014-070) – Request for extension until November 3, 2014

Special Exception (2014-069) – Request for continuation until November 3, 2014

MOTION: Mr. Stebe moved to approve the continuation of the public hearing until November 3, 2014. Ms. Shanbaum seconded the motion and all members voted in favor.

Erosion and Sedimentation Control (2014-070) – Request for extension until November 3, 2014

MOTION: Mr. Stebe moved to agree to the extension of time until November 3, 2014. Ms. Shanbaum seconded the motion and all members voted in favor.

Design Overlay Zone (2014-069) – Request for extension until November 3, 2014

MOTION: Mr. Stebe moved to agree to the extension of time until November 3, 2014. Ms. Shanbaum seconded the motion and all members voted in favor.

JOHN VONTELL – request for extension of time under CGS 8-25 for filing approved subdivision plans – Resubdivision (2014-045)

Resubdivision (2014-045) – Request for extension of time under CGS8-25 for filing approved subdivision plans

MOTION: Mr. Stebe moved to approve the request for an extension of time to file the approved subdivision plans with the Town Clerk. Ms. Shanbaum seconded the motion and all members voted in favor. The extension is for 90 days, until February 19, 2015.

APPROVAL OF MINUTES:

April 21, 2014 – Business Meeting

MOTION: Mr. Brown moved to approve the minutes with the following changes to page 4 of the draft minutes:

Replace: “He is proposing the addition of eight two-bedrooms, an equivalent of 16 beds. This proposal includes conversion of the existing 14 two-bedrooms into 14 single bedrooms and conversion of a nurse’s station into one additional two bedroom.”

With: “He is proposing the addition of eight two-bedrooms, an equivalent of 16 beds and a conversion of the existing rooms into 16 single bedrooms.”

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

May 5, 2014 – Public Hearing/Business Meeting

MOTION: Mr. Brown moved to approve the minutes as written. Ms. Shanbaum seconded the motion and all members voted in favor.

June 2, 2014 – Public Hearing/Business Meeting

MOTION: Mr. Brown moved to approve the minutes as written. Ms. Shanbaum seconded the motion and all members voted in favor.

The Chairman closed the business meeting at 9:24 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.