

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
DECEMBER 1, 2014**

ROLL CALL:

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

Alternates: Patrick Kennedy
Teresa Ike

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

Time Convened: 8:01 P.M.

OLD BUSINESS:

ALLIANCE ENERGY, LLC – Propose to alter the façade of the building at 1527 Pleasant Valley Road – Special Exception Modification (2014-098); Design Overlay (2014-098)

Ramiz Khoda, consultant, spoke on behalf of Alliance Energy. He was previously before the Commission with a proposal to alter the existing façade of the building located at 1527 Pleasant Valley Road. Mr. Khoda displayed an updated version of his proposed elevation. He took the comments of the Commission into consideration and modified the graphics in the windows on the left and right side. The images and overall look and feel give the location a more mature look. Definition was provided to the rear exterior. Mr. Khoda provided a sample of the stone panel. He displayed a graphic rendering of the proposed façade.

Ms. Bertotti said there are no outstanding staff comments.

Special Exception Modification (2014-098)

MOTION: Ms. Shanbaum moved to approve the special exception modification as shown on the revised plans dated November 21, 2014, sheets A-4 and A-5. Mr. Stebe seconded the motion and all members voted in favor.

The reasons for the approval were that the proposed façade changes are compatible with the neighborhood and meet the special exception requirements.

Design Overlay Review (2014-098)

MOTION: Ms. Shanbaum moved to approve façade changes to the existing building in a Design Overlay Zone as shown on the revised plans dated November 21, 2014, sheets A-4 and A-5. Mr. Kidd seconded the motion and all members voted in favor.

The reason for the approval was that the proposed building meets the criteria of Article II Section 25.

NEW BUSINESS:

T-MOBILE NORTHEAST, LLC – Request to delete Article IV, Section 19.04.1(b), Section 19.04.2(b), and 19.04.3(b) to allow wireless telecommunications panel antennas greater than 72 inches in height and 24 inches in width – Zoning Regulation Amendment (2014-097)

Zoning Regulation Amendment (2014-097)

MOTION: Mr. Brown moved to modify the request and approve the zoning regulation amendment at Article IV, Section 19.04.1(b), Section 19.04.2(b), and Section 19.04.3(b) to state:

“No panel antenna shall exceed 96 inches in height and 24 inches in width.”

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

The reason for the approval was that the proposed amendment meets the needs of new and changing technology. The regulation amendment will be effective December 19, 2014.

WILLIAM GUINAN – For single family residential rear lot at 436 Middle Turnpike East – Special Exception/Detailed Site Development Plan (2014-091) – Request for 65-day extension

Special Exception/Detailed Site Development Plan (2014-091) - Request for 65-day extension

MOTION: Ms. Shanbaum moved to consent to a 65-day extension of time to open a public hearing. Mr. Stebe seconded the motion and all members voted in favor.

RICHARD P. HAYES, SR. & RICHARD P. HAYES, JR. – For proposed excavation, regrading and storm water management work to be performed at 1480 Tolland Turnpike – Excavation Permit (2014-092) – Request for extension until January 5, 2015; Erosion & Sedimentation Control (2014-093) – Request for extension until January 5, 2015

Excavation Permit (2014-092) – Request for extension until January 5, 2015

MOTION: Mr. Brown moved to consent to an extension of time until January 5, 2015. Ms. Shanbaum seconded the motion and all members voted in favor.

Erosion & Sedimentation Control (2014-093) – Request for extension until January 5, 2015

MOTION: Mr. Brown moved to consent to an extension of time until January 5, 2015. Ms. Shanbaum seconded the motion and all members voted in favor.

APPOINTMENTS TO CAPITOL REGIONAL PLANNING COMMISSION:

MOTION: Mr. Kidd moved to appoint Mr. Brown as a regular member and Mr. Stoppelman as an alternate member to the Capitol Regional Planning Commission. Ms. Shanbaum seconded the motion and all members voted in favor.

ADMINISTRATIVE REPORTS:

Mr. Pellegrini said the Commission had discussed the idea of indoor agriculture as a use that may be emerging in the industrial zones as there is increasing interest in hydroponics. Matt Bordeaux has done research and would like to propose an amendment to the regulations. Mr. Pellegrini asked the Commission if it would like town staff to proceed with the process. The Commission agreed.

Mr. Pellegrini explained that microbreweries have become a substantial industry and breweries located in general business zones can have tastings. More and more microbreweries are brewing and tasting, but they also desire pub rooms. Manchester’s zoning regulations do not allow for that. This is another segment that may be suitable for locating in our industrial areas. Mr. Pellegrini believes it is worth considering an amendment to the town’s regulations.

APPROVAL OF MINUTES:

October 22, 2014 – Workshop Meeting

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

RECEIPT OF NEW APPLICATIONS:

COMMUNITY HEALTH RESOURCES – Special Exception (2014-104); Erosion and Sedimentation Control Plan (2014-105); Design Overlay Review (2014-106) – Request a special exception under Article II Section 9.14.02(b) for a new office building which requires more than 60 parking spaces and associated erosion and sedimentation control plan and design overlay review at 444 and 470 Center Street, Business II and Design Overlay Zones.

The Chairman closed the business meeting at 8:50 p.m.

I certify these minutes were adopted on the following date:

Date

Eric Prause, Chairman

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