

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
JUNE 16, 2014**

ROLL CALL:

Members Present: Eric Prause, Chair
Horace Brown, Secretary
Andy Kidd

Alternates: Donald Palmer (Sitting)

Absent: Michael Stebe
Susan Shanbaum
Julian Stoppelman

Also Present: Mark Pellegrini, Director of Planning
Renata Bertotti, Senior Planner

Time Convened: 7:05 P.M.

NEW BUSINESS

HIGHLAND OAKS CORPORATION – Pre-Application Review to discuss a possible zone change and revised development plan at Castle Hill and Collingridge Drive, Residence AA zone.

Attorney Stanley Falkenstein, 113 East Center Street, represented Highland Oaks Corporation. Ted Moore and Buck Grader, principals of Highland Oaks Corporation, were also present. Attorney Falkenstein said there has been only one sale in five years and introduced Mr. Moore to discuss the proposal to finish the subdivision.

Mr. Moore said the subdivision was approved in 2001 and 50 houses were built there between 2002 and 2008, but since 2009, only one new house was built. During those five years, he built ten houses a year in Redding, Massachusetts, he said. Mr. Moore provided photographs, architectural elevations, and floor plans of this type of house, and said these designs are higher quality than homes at Highland Oaks. Highland Oaks Corporation proposes to take over supervision of construction and build smaller houses, which can be done economically by building duplexes, for the growing empty-nester demographic. They would like to rezone a section of 26 lots in one section of Highland Oaks to build single family houses, some of which would be attached and some detached, he said. There would be a mix of single families and duplexes depending on lot size and market demands.

In response to questions from Mr. Prause, Mr. Moore said 10-12 lots would remain single family lots and 14-16 would be duplex lots. He said he can't afford to finish the road and have finished lots with no one buying them, since he would be paying taxes on each of the lots.

Mr. Kidd asked if Mr. Moore thought having duplexes mixed in might adversely affect the property values. Mr. Moore said having vacant lots and unbuilt roads next to your house negatively affects property values but having a duplex that would sell for \$725,000 total would

benefit property values. Mr. Kidd said he was concerned more about the as-of-right use that goes along with a zone change.

Mr. Brown said the purpose of the Planned Residential Development reads in part “the design elements of the proposed development shall be attractive and suitable in relation to the site characteristics and style of other buildings in the immediate area and the proposed use will not adversely affect property values in the neighborhood.” Mr. Moore said Castle Hill is isolated from the rest of the neighborhood and having a well-built duplex on Castle Hill next to a single-family house would make the single-family lot more valuable. Mr. Brown asked why he thinks new single family homes would sell when they haven’t before and Mr. Moore replied it was because of the price points.

Mr. Grader said the proposal is to build smaller sized houses of the same quality, rather than something that wouldn’t sell or something of lower quality. He said the homes were designed to appeal to empty nesters and this would be beneficial for both Highland Oaks and the Town since there would be fewer children, higher tax dollars, and better quality than what is already there.

In response to questions from Mr. Pellegrini, Mr. Moore said the lot configuration would not change but certain lots would have duplex houses and he would subdivide them. The subdivision would have about half the permitted density, he said. Mr. Pellegrini said duplexes could end up being more popular, but if Highland Oaks returned with a PRD application with some single family and some duplex lots, they would be locked in to what the plans specified.

In response to a question from Mr. Pellegrini, Mr. Moore confirmed that the proposal is not for an age-restricted development.

Mr. Prause asked how the single and duplex houses would be arranged and Mr. Moore said they would be mixed in. Mr. Pellegrini said the Highland Oaks would have to show a preliminary plan and, if approved, they’d have to come back with a subdivision plan, and the lot configuration would have to be shown. He said Highland Oaks could build a single family over a duplex lot, but couldn’t go from a single to a duplex without coming before the Planning and Zoning Commission again. Ms. Bertotti said the Commission would look at elevations and colors, so they would have some control over design as well.

Mr. Kidd asked about the surrounding area and Mr. Pellegrini said there watershed land to the South. There may be a few privately-owned properties along East Middle Turnpike but it would be unlikely to see infill surrounding this.

Mr. Prause said the effects on the property values of the existing houses would be the Commission’s main concern, especially if there were only duplexes with vacant lots in between where single family houses weren’t selling. Mr. Pellegrini said Highland Oaks would have to present evidence that the proposal would not adversely affect the property values, such as an appraisal or bringing someone to talk about that aspect of the market. He summarized the issues raised by the Commission as the design of the buildings, the locations of single and two family lots, and the likely impact on property values of the existing buildings as well as the singles that might be mixed with the duplexes. Mr. Kidd said evidence could include anecdotal information

on what Mr. Moore has done before or an assessment on the specific location; it would all be helpful.

In response to a question from Mr. Palmer, Mr. Moore said duplex homes would cost 350-375k for a half.

In response to a question from Mr. Brown, Mr. Pellegrini said for a subdivision an applicant has 5 years to complete public improvements and can request an additional 5 years. He said in his experience in general the utilities, base course, and paving will be in but the final asphalt course is not put in until the end.

Attorney Falkenstein said Lydall Woods has single family detached homes mixed with attached single family homes. The single families have sold through the years, he said.

EVERGREEN CROSSING, LLC – proposed revisions to approved PRD application and Wetlands Permit at 325 New State Road, PRD zone - Inland wetlands permit – determination of significance (2014-026) – request for time extension; inland wetlands permit (2014-026) – request for time extension; erosion & sedimentation control (2014-027) request for time extension; PRD zone detailed plan modification (2014-028) – request for time extension
RB – Evergreen Crossing has asked for an extension until July 7th in order to provide revised plans and answers to staff comments. There are three items for which extensions were requested – Inland Wetlands Permit, Erosion and Sedimentation Control Plan, and PRD zone change detailed plan modification.

Inland Wetlands Permit (2014-026) – Request for the extension of time until July 7, 2014.

MOTION: Mr. Kidd moved to consent to extension. Mr. Brown seconded the motion and all members voted in favor.

Erosion & Sedimentation Control (2014-027) – Request for the extension of time until July 7, 2014.

MOTION: Mr. Kidd moved to consent to extension. Mr. Brown seconded the motion and all members voted in favor.

PRD Zone (Final Plan/Modification) (2014-028) – Request for the extension of time until July 7, 2014.

MOTION: Mr. Kidd moved to consent to extension. Mr. Brown seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendment (2014-047);** – Proposed revision of Art. II Sec. 22 of the Zoning Regulations, adding 22.02.07 to allow residential units above the first story as a Permitted Use in the Special Design Commercial Business Zone if there are 4 or fewer residential units or if the combined maximum gross floor area of all residential units does not exceed

5,000 square feet; and adding 22.04.07 to allow residential units above the first floor as a Special Exception Use when there are 5 or more dwelling units or the floor area of residential units exceeds 5,000 square feet, SDC zone.

2. **MICHAEL PECK** – **Inland Wetlands Amendment (2014-049)**; – Proposed reconfiguration of temporary sediment trap within the upland wetlands review area at 630 Bush Hill Road, RR zone.
3. **WILLIAM GUINAN** – **Special Exception (2014-050)**; – Request a special exception under Art. III Sec. 6 to create a rear lot at 436 Middle Turnpike East, RA zone.

The Chairman closed the Business Meeting at 8:15 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.**