

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
NOVEMBER 17, 2014**

ROLL CALL:

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

Alternates: Julian Stoppelman
Donald Palmer
Teresa Ike

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

Time Convened: 8:51 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 – Special Exception (2014-069); Design Overlay (2014-069); Erosion and Sedimentation Control (2014-070)

Mr. Pellegrini noted that the regular members would be voting for this application although the alternates were present for most of the hearings.

Mr. Prause said most of the concerns he heard from the public involved the property as a gateway property and the desire for the proposed building to match the historical character of existing structures. Based on the special exception criteria, Mr. Prause said it seemed to be a suitable location for the proposed use and the traffic engineer provided no information that refuted the traffic report’s statements about the improved intersection rating. He noted that the applicant changed the proposed structure to make it more compatible with the area. Mr. Prause said the Plan of Conservation and Development calls for a mixed use center in this area and the proposed CVS would support that. He said he appreciates the importance of the property and would not want it to become vacant, so he was glad the applicant was interested and willing to work with the Town.

Mr. Kidd agreed. He said he appreciated the public’s concerns and felt the applicant did a nice job in revising plans to incorporate older design features, landscaping, and seating. If there were a concern, Mr. Kidd said, it would be the traffic. He noted that the Town Traffic Engineer and Department of Transportation didn’t raise concerns and with the adjustment of the signal lights he thought the traffic situation would stay at least even, and might even improve. Mr. Kidd said he would support the application.

Special Exception (2014-069)

MOTION: Mr. Kidd moved to approve the special exception with the modifications specified in staff memoranda from:

1. Derrick Gregor, Assistant Town Engineer, dated October 6, 2014 and his e-mail dated October 31, 2014 to Renata Bertotti, Senior Planner;
2. James Davis, Zoning Enforcement Officer, dated October 2, 2014 to Renata Bertotti; and
3. Raymond Myette, Jr., Design Engineer, dated October 2, 2014 to Renata Bertotti;

and with the following conditions:

1. If the outbuilding on the approved plan is not a bank as identified in the traffic report, plans and a traffic report must be submitted to the Planning and Zoning Commission for review and approval of the new use;
2. That the applicant returns to the Planning and Zoning Commission for review and approval of the architectural appearance for the outbuilding once the occupant/use is known.

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

The reason for the approval was that the proposal met the special exception requirements.

Design Overlay (2014-069)

MOTION: Mr. Kidd moved to approve the construction of a new building in a Design Overlay Zone, with modifications that the exterior finish material schedule on the approved building elevation plan be updated to change the color of elements labeled X2 and X4 from “Cotton” to “Pearl.”

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

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

Erosion and Sedimentation Control (2014-070)

MOTION: Mr. Kidd moved to certify the erosion and sediment control plan with the modifications specified in staff memoranda from Derrick Gregor, Assistant Town Engineer, dated October 6, 2014 to Renata Bertotti, Senior Planner. Ms. Shanbaum seconded the motion and all members voted in favor.

WILLIAM GUINAN – for resubdivision at 436 Middle Turnpike East – Resubdivision (2014-065); Special Exception/Detailed Plan of Development (2014-091)

Resubdivision (2014-065)

MOTION: Mr. Brown moved to approve the resubdivision application with the modifications specified in staff memoranda from:

1. Bernard Kalansuriya, P.E., Design Engineer, dated October 27, 2014 to

Renata Bertotti, Senior Planner.

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

The reason for the approval was that the application meets the requirements of the Manchester subdivision regulations.

Special Exception/Detailed Plan of Development (2014-091)

MOTION: Ms. Shanbaum moved to table the special exception detailed plan of development until December 1, 2014. Mr. Stebe 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)

Special Exception (2014-068)

MOTION: Mr. Kidd moved to approve the special exception with the modifications specified in staff memoranda from:

1. Jim Mayer, Traffic Engineer, dated November 12, 2014 to Renata Bertotti, Senior Planner;
2. Jim Davis, Zoning Enforcement Officer, dated October 21, 2014 to Renata Bertotti.

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

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

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, 225 Brentmoor Road, East Hartford, spoke on behalf of the applicant, who is proposing to alter the façade of the building located at 1527 Pleasant Valley Road. He displayed a map of the property on the screen to orient Commission members. The property is located at the intersection of Buckland Street and Pleasant Valley Road. Currently the tenants are Mobil and Fast Freddy's. The building is centered on the property with the gasoline canopy in the front. The building is shaped like a home plate. No changes will be made to the placement of the building. Mr. Khoda displayed a drawing showing a colored rendition of the existing façade and then one with the altered façade. All Town Market will replace Fast Freddy's. The existing stucco is painted a light and a dark beige with tower elements. There will be a reduction in the height of the two towers with a wider style dormer roof appearance at the store entrance. The stucco will be replaced with hardy plank siding and painted a khaki brown and arctic white. Windows will be powder covered gray. The store will be framed with two white pilasters. Alliance Energy owns several of these locations. This is part of a large effort to bring the stations up to date. This gives the building a more mature look. Mr. Khoda provided materials samples to the Commission.

In response to a question from Ms. Shanbaum, Mr. Khoda said the faux windows will have imagery of ingredients, such as bread and coffee, on them. The intent of the windows is to be unable to see into them.

In response to a question from Mr. Brown, Mr. Khoda said the All Town Market sign will be internally illuminated.

Several Commission members expressed concern about the ability to view the back of the building and the need to make improvements to the entire building.

Mr. Khoda explained that customers fill their gas tanks in the front of the building and enter the store in the front of the building. The budget was developed focusing on the front of the building. He can suggest changes to the rear to Alliance Energy.

In response to a question from Mr. Kidd, Mr. Khoda said it is not the applicant's intent to fill the faux windows with signs such as "Milk \$2.99." There will be simplistic images of different ingredients in them instead. The faux windows will change seasonally.

Special Exception Modification (2014-098)

MOTION: Mr. Stebe moved to table the application until December 1, 2014. Ms. Shanbaum seconded the motion and all members voted in favor.

Design Overlay (2014-098)

MOTION: Mr. Stebe moved to table the application until December 1, 2014. Ms. Shanbaum seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS:

MANCHESTER MANOR REALTY, LLP – Site plan modification (2014-102) – for construction of two parking areas adding a total of 17 additional spaces at 385 West Center Street.

The Chairman closed the business meeting at 10:15 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.