

DRAFT

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION**

MARCH 3, 2014

ROLL CALL:

Members Present: Eric Prause, Chair
Horace Brown, Secretary
Michael Stebe

Alternates: Susan Shanbaum, Sitting
Julian Stoppelman, Sitting
Donald Palmer, Sitting

Absent: Andy Kidd
Chirag Thaker

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

OLD BUSINESS:

CORRECT MOTIONS for RIPLEY HILL DEVELOPMENT, LLC - Erosion and Sedimentation Control Plan (2013-072); PRD Zone Detailed Site Development Plan (2013-073)

Ms. Bertotti explained her draft motions from the previous meeting incorrectly named the person who wrote a memo that was listed in the Commission’s approval as one of the required modifications. The Town Attorney advised the Commission correct the motion that was made on February 19, 2014 and cite the correct author of the memo, and that the decision notice be republished.

Erosion and Sedimentation Control Plan (2013-072); and
PRD Zone Detailed Site Development Plan (2013-073)

MOTION: Mr. Brown moved to correct the February 19, 2014 motions to approve the erosion and sediment control plan 2013-072 and the PRD zone detailed site development plan 2013-073 to reference the modifications in the staff memorandum from Bernard Kalansuriya, Design Engineer, dated February 13, 2014 to Renata Bertotti, Senior Planner. Ms. Shanbaum seconded the motion and all members voted in favor.

NEW BUSINESS:

DIAKO ENTERPRISES, LLC - to allow auto sales at existing auto repair business located at 159 Middle Turnpike West, Unit#161 - Special Exception (2013-082); Certificate of Location Approval (2013-083)

Mr. Prause said that because the variance was not approved by the Zoning Board of Appeals, the recommendation from the staff was to deny the special exception and the certificate of location approval.

Special Exception (2013-082)

MOTION: Ms. Shanbaum moved to deny the special exception because the proposed use does not meet the Article IV Section 5.03.01 of the zoning regulations. Mr. Brown seconded the motion and all members voted in favor.

Certificate of Location Approval (2013-083)

MOTION: Ms. Shanbaum moved to deny the special exception because the proposed use does not meet the Article IV Section 5.03.01 of the zoning regulations.

ADMINISTRATIVE REPORTS

Lot Line Revision – Arbors of Hope Brook Limited Partnership & Manchester Manor Realty LLP at 385 and 403 West Center Street

Ms. Bertotti notified the Commission that staff approved a lot line revision on 385 and 403 West Center Street.

ACCEPTANCE OF NEW APPLICATIONS

VH, LLC – Inland Wetlands Permit – Determination of Significance (2014-009); Erosion and Sedimentation Control Plan (2014-010); PRD Zone Detailed Site Development Plan (2014-011) – for proposed 16-unit residential development and an existing single family home to remain on a separate lot at 594 Tolland Turnpike, PRD zone.

E-Square Investments, LLC – Special Exception (2014-012) – to create a rear lot for a two-family house at 173 Wetherell Street, Residence B zone.

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