

**MINUTES OF PUBLIC HEARING
HELD BY THE PLANNING AND ZONING COMMISSION
NOVEMBER 3, 2014**

ROLL CALL:

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

Alternates: Julian Stoppelman, Sitting
Teresa Ike

Absent: Michael Stebe
Donald Palmer

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

The Chairman opened the Public Hearing at 7:02 p.m. The Secretary read the legal notice for the application when the call was made.

TMC NEW ENGLAND 2 LLC – (Continued from October 20, 2014) 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)

Attorney Stephen Penny noted that the public hearing on this application was continued from a previous meeting and gave a brief recap. The property is located at the intersection of Charter Oak and Main Streets and currently consists of three parcels totaling 2.74 acres. The property is located in the Business III zone, has adequate public water, sewer and utilities available, and has no wetlands or watercourses on it. A special exception approval is needed due to the number of parking spaces needed for this use. Manchester’s Plan of Conservation and Development contemplated commercial use on this site. The applicant plans to remove the two main structures and construct a 14,600 square foot pharmacy with a drive-through and another building that will be approximately 3,500 square feet and have a drive-through. The pharmacy hours will be 7:00 a.m. to 10:00 p.m. seven days per week. The property will be heavily landscaped with 33 trees, 1,000 shrubs and ground cover, and two pedestrian sanctuary areas. The gateway flagpoles at the corner of Main and Charter Oak Streets will be preserved. Lighting will consist of full cut-off fixtures. Silt fence will be used for erosion and sedimentation control. The access drives have adequate site distances, and operate at a level of service “C.”

Jason Mikret, Senior Project Engineer, explained that this site will be developed in a phased plan. Phase one will be the construction of the CVS on the west side of the property as well as all associated parking (76 spaces) and sidewalks. The existing structure will be demolished. The proposed retaining wall along a portion of the eastern property boundary is not part of phase one. Before the construction associated with phase two, the site will be graded, loamed and seeded.

The landscaping at Wells and Charter Oak are both included in phase one. Utilities will be stubbed as part of phase one. The interior landscaping is planned as part of phase two.

Attorney Penny said the applicant is currently in negotiations with Carter Chevrolet, which has an extended period of time to relocate its business. That gives the applicant more time to identify the appropriate tenant for the second building.

Bryce Hillman, Architect, said the applicant listened to the concerns of the Commission with regard to the white space and signage. He displayed the original plan and noted that the Commission was looking to add some interest and detail to the look of the building. Mr. Hillman displayed the new design, which included a creamy off-white color, upgraded mansard replicating a slate roof, additional levels of detail on the brickwork, and corner detailing. He updated the light fixtures with an antique look and incorporated Cheney Hall details into the building as well as corner work similar to that of Bennet Academy.

Mr. Brown and Mr. Hillman discussed some of the windows and it was decided that the small panes would be added to the entire window rather than the tops only. There was discussion of putting a faux window in the long expanse of brick face fronting Charter Oak Street.

Mr. Hillman said there will be a pile-on sign on site at the corner of Main and Charter Oaks Street. Commission members met this notion with concern.

Attorney Penny said the applicant has the right to place a sign per the regulations but has heard the commission members' concern and may decide the sign is unnecessary.

Attorney Penny reviewed the special exception criteria and noted that this is a suitable location and the project is compatible with the neighborhood. It is also consistent with the Plan of Conservation and Development. There are no staff comments that would preclude a favorable decision on this application.

Charles Baker, Traffic Engineer, explained that the applicant is proposing to increase the cycle length of the light at the intersection of Main and Charter Oak Streets. This is a very heavily travelled intersection and making this one change will improve the function of this intersection. Modifying the signal improves the level of service from the current "E" to a "D" rating.

Ms. Bertotti mentioned two communications received regarding this application; one from Barry Van Kemp and one from Darren Wright. Ms. Bertotti reminded the Planning and Zoning Commission of the recommended modifications. Staff does have outstanding comments but they are minor and technical in nature, she said.

Chairman Prause asked if any member of the public wished to comment either in favor of or in opposition to this application.

Darren Wright, 441 South Main Street, #13, reminded Commission members that the buildings being proposed are not just for us but for future generations. He believes a much better product can be produced.

The public hearing on this application was continued to the next meeting of the Planning and Zoning Commission.

The Chairman closed the Public Hearing portion of the meeting at 8:32 p.m.

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