

**MINUTES OF PUBLIC HEARING
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

The Chairman opened the Public Hearing at 7:01 p.m. The Secretary read the legal notice for the application when the call was made.

WILLIAM GUINAN – for resubdivision at 436 Middle Turnpike East – Resubdivision (2014-065)

Michael Dion, P.E., spoke on behalf of the applicant, William Guinan. The subject property is located at 436 Middle Turnpike East and the application is for special exception approval for the creation of a rear lot. Over the summer a preliminary plan was submitted and permission was granted, Mr. Dion said. This is a resubdivision to finalize the parcel. The property at 435 Middle Turnpike is a 1.75-acre corner lot and the existing homestead dates to the mid-1800s, he said. There are four structures on the property, which will be preserved. A one-acre parcel will be created on the corner and the rear parcel will be 0.75 acres. Regulations require a 24’ access trip, Mr. Dion said.

In response to a question from Mr. Stoppelman, Mr. Dion said the screening is in response to comments made at the previous public hearing. Plantings are unknown at this time.

Ms. Bertotti said town staff has reviewed the application for resubdivision and there are two outstanding comments remaining; however, they are minor and technical in nature.

In response to a question from Mr. Palmer, Mr. Dion said the new house will be a two-story colonial with a two-car garage. It will be a single family house.

Mr. Prause asked if any member of the public wished to speak in favor of or in opposition to this application. No member of the public came forward at this time.

The public hearing on this application was closed.

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)

Hermann Cortes-Barrios, Architect, spoke on behalf of the applicant. He said the congregation meets once or twice a week. There will be several landscaped areas.

In response to questions from Mr. Prause, Mr. Cortes-Barrios said this is an industrial location and the impact of the congregation will be minimal. There was no traffic study done. The previous company had more parking and was a continuous use with trucks in and out regularly, he said. This use will have less impact than the previous use did. Mr. Cortes-Barrios expects 15 cars on the property during meetings. The church is the only occupant and will not be a nuisance to neighbors at all. The congregation meets Sundays at 11:00 a.m. and Wednesdays at 7:00 p.m. No changes will be made to the outside of the building. A landscape buffer will be placed between this property and the adjacent residential area.

In response to a question from Mr. Prause, a church parishioner, Margarita Rodriguez, said many church members come from 84 East. Some come from Hartford, some from downtown Manchester. The church is an asset to Manchester. Its members work with Hispanics and youth.

In response to a question from Mr. Prause, Pastor Charles Copin explained that the church was established in 2005. A building they were renting on Woodbridge Street was sold and they are looking for another place to meet, he said. The church is a member of MACC. The Hispanic community is growing. The church has experience working with troubled children and their families.

In response to questions from Mr. Stebe, Mr. Cortes-Barrios said the previous occupant was a landscaping company. Using the building for a church will improve the neighborhood, he said. There will be no trucks in and out; the building is mostly empty. During the summer, fundraisers and other activities may be held. There are not currently regular office hours.

In response to a question from Mr. Kidd, Pastor Copin said if the church does grow, a second service is always an alternative.

Ms. Bertotti said there are two outstanding staff comments but they are minor and technical in nature.

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

Gustavo Herrera, Glastonbury, said it has always been an honor to be a member of this church. The building has a big area for the children and youth. There are sermons every Sunday. If the congregation increases, the church can hold two services. There is a big Latino community in Manchester and the church wants to be able to reach out.

Ms. Vega, 89 Pleasant Street, has three young children. She has been going to the church for a year and a half and is a youth leader. There is a lot that needs to be done for the youth in Manchester.

The public hearing on this application was closed.

TMC NEW ENGLAND 2 LLC – (Continued from November 3, 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)

Bryce Hillman, BKA Architectural Firm, distributed revised building elevations to Commission members. He reviewed modifications that were made to the plans based on concerns expressed at previous meetings. He said the building had been modified to a flat-roof style with pitched roofs and brick all the way up to the underside and windows flanking. The updated version for today's meeting incorporated minor changes such as an additional window on the end past the entrance doors and muntin bars on the lower half of the windows.

Mr. Hillman passed around materials samples including: Asphalt shingles in a scalloped style to mimic slate roofs seen elsewhere Manchester; blended brick, another material found in Manchester; Exterior Insulation Finishing System (EIFS) in three colors, Oatmeal, which would be at the cornice line and is a slightly darker color; Cotton, which would be behind the sign band; and another shade of cream which could be used in place of Cotton if the Commission still felt Cotton was too white; cast stone which has neutral colors in it; and charcoal gray aluminum which would be a small band at the top of the mansard roofs.

Mr. Hillman clarified that Oatmeal was proposed for the cornice line of the entrance at the very top of the building, while Cotton was the color presented to the Commission previously and would be behind the sign band in the current design. The white area behind the CVS letters would be mainly Cotton, he said. He added that, if the Commission felt Cotton was too light, a cream color could be used instead. The upper area is a profiled cornice which is Oatmeal, Mr. Hillman said. Mr. Hillman clarified that the dashed line on the elevation plans around the words "CVS Pharmacy" was for construction purposes and should not have been included on the elevations document. Mr. Brown asked what color the large area behind the letters "CVS Pharmacy" is and Mr. Hillman said Cotton is the color that would be used there, but he had also provided another option. Mr. Brown said he felt there was too much white in that area. Regarding shingles, Mr. Brown asked for clarification that they were meant to be scalloped. Mr. Hillman said that the scalloped pattern is more apparent when looking at the building from a distance, and it is meant to resemble slate. Mr. Brown said the rendering on the elevations looked far more scalloped than the sample Mr. Hillman provided. Mr. Hillman said the sample would look more scalloped if viewed from a distance. He said this option was the best type of scalloped shingle he could find in asphalt.

In response to a question about the doors on the Charter Oak elevation, Mr. Hillman said they are not accordion style doors; there are four doors that slide open. It's a single opening for both ingress and egress, he said. He confirmed that there is no entrance on the Main Street/Wells Street elevation. In response to a question about whether CVS was rebranding itself as "CVS Health" and might have different signs because of that, Mr. Hillman said that the signage shown on the elevations is what would be on the building; if there were to be any different signs, separate applications would be submitted.

Regarding the tall window on the Charter Oak side, Mr. Hillman said the applicant would put a sheet of drywall behind it because they need to close it off from the stock room. There would be natural shutters behind the window to prevent passersby from seeing into the building, and LED lights could be put between the shutters and glass if desired, Mr. Hillman said.

In response to a question from Mr. Kidd, Gary McCoy from Poyant Signs explained that the lettering on the sign will be internally lit using low voltage LED bulbs.

Regarding traffic, Shannon Rutherford, Director of Land Development for VHB, answered questions in lieu of the applicant's traffic engineer who was not present. She explained that level of service letter grades have to do with vehicle delay for a signalized intersection. Mr. Palmer noted that some of the levels of service were shown turning into Fs in the traffic report. He said he thought that if people were trying to turn off Charter Oak left into CVS, they would create a backlog down Charter Oak Street up to that intersection with Main Street because an extra 2-3 cars per minute would be trying to turn in while traffic was still coming west on Charter Oak Street. Ms. Rutherford responded that the a.m. peak hour was not analyzed but the p.m. peak hour and Saturday midday peak hour were analyzed based on industry standards and conversations with the Town Traffic Engineer. She clarified that the three vehicles referred to the total number of vehicles entering and exiting, so it would translate to 1.5 vehicles entering and 1.5 exiting, and those vehicles would be distributed across multiple driveways, not just one. She said this allows gaps in traffic for a left turn to be made. She added that not all vehicles would be making a left turn; some would be turning right as well. As far as traffic backing up into the intersection, Ms. Rutherford said both the Town Traffic Engineer and the Department of Transportation reviewed the traffic report and found that if a vehicle was waiting to turn left, there would be sufficient room to bypass that vehicle on the righthand side and continue heading eastbound. Mr. Palmer asked what the contingency plan would be if traffic did back up into the Main Street intersection and Mr. Pellegrini said the Town Traffic Engineer reviewed the traffic analysis submitted and does not anticipate that situation.

In response to a question about a line underneath the sign on the flat front section where the larger lettering signage is going to be, Mr. Hillman said the line was a score line in EIFS. The sign band will be made of an inch or an inch and a half of EIFS styrofoam and there is a score line across from it so it lines up with one of the raked joints in the cast stone on either side of the entrance, Mr. Hillman said.

Mr. Brown asked if it was possible to reduce the Cotton color somewhat. Mr. Hillman responded that the intention was to tie in the light color of the storefront framing with the color of the sign band, but it would also be possible to use a different color if desired. Mr. Palmer said that the traffic report shows the current rating of the intersection is an E and after the installation of CVS the grade degrades to an F. He noted that one paragraph says there will be delays, but then the last paragraph says that the CVS and bank development will not have an adverse impact on safety and operating conditions. Ms. Rutherford explained that another paragraph in the report discusses signalization optimization that CVS is proposing. On page 28, the second to last bullet says it's recommended to optimize the signal length and signal timing splits for the intersection of Main Street at Charter Oak Street during weekday evening peak traffic period. Capacity analysis with recommended signal timing optimizations indicated that the intersection is expected to operate at an acceptable level of service D during the weekday evening peak period under the future build conditions. Under existing conditions, the level of service is E. In 2015 there will be a natural inflation of traffic volume due to organic growth within Manchester, regardless of whether CVS is built or not, Ms. Rutherford said. Even without CVS, in 2015 that intersection would degrade to a level of service F, and a vehicle delay of 81.5 seconds, she said. With CVS being built, the intersection would still be an F and the delay would be 91.8 seconds, so 10 more seconds of delay, Ms. Rutherford said. She said the applicant looked to see if that could be improved upon, and traffic engineers looked at optimizing the signal length. If the signal length is increased to 150 seconds overall for the

intersection, it would allow a little extra green light time to each leg of the intersection. That plan is how the intersection would obtain a level of service D, Ms. Rutherford said. That was reviewed with the Town Traffic Engineer and the DOT, she added.

In response to questions about the design element on the cap band in the middle, Mr. Hillman said the band is all the charcoal gray aluminum color and the most visible aspect of it will be the shadow it casts. He said the design is mimicking Cheney Hall which has similar mansard with an extension on the top.

Mr. Brown asked if there had been a freestanding sign in the renderings the Commission saw. Mr. Hillman responded that the first rendering shown at the first hearing included a freestanding sign, but that would be submitted under a separate application.

In response to a question from Mr. Brown, Mr. Pellegrini said design overlay regulations do not address freestanding signs; they address the architecture of the proposed building. The applicants offered to ensure that the pylon sign would have the same materials as the building, he said.

In response to a question from Mr. Brown, Attorney Penny said the applicant is entitled to a pile-on sign not exceeding 18' in height. The concerns of the Commission were shared with CVS and the company has said it will not avail itself of its right to place a freestanding sign. He has recommended a monument sign that sits on the ground. The base and surroundings will be consistent with the building design and the height would not exceed 10'.

In response to a question from Mr. Brown, Mr. Hillman confirmed that the band that runs around would be made of aluminum flashing, the material that would be used to create the roof edge as well as that vertical leg. He said the aluminum flashing has a matte finish and would not be shiny in terms of creating glare.

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, Unit 13 said he appreciated what the applicant had done so far to make the building look historic. The landscaping details will improve the Charter Oak and Main Street intersection, he said. But he said the CVS building still resembles a standard CVS store. He submitted a document to the Planning Department in which he compared it to the building on West Middle Turnpike. He also compared it to the one on Main Street in Glastonbury, which Leslie Frey also brought up at the October 20th meeting, saying she thought it was gorgeous, Mr. Wright said. The CVS on Glastonbury's Main Street did not look like a standard CVS store; it was designed to blend into Glastonbury's Main Street and had character, unlike the building submitted to the Town of Manchester. Mr. Wright said he wanted to motivate the Town to work with the applicant to design a non-standard CVS building that would express the feelings the Town wants individuals to feel when entering downtown Manchester. He said he recognized that a great amount of money and time went into this project. If he were on the commission he would reject this proposal as not meeting the criteria set for properties in the historic overlay zone, he said. But he would like the Town to work with applicant and think about possible tax credits, Mr. Wright said. There is still work to be done on this proposed building, he said.

Ms. Bertotti noted an e-mail received from William Wright who said the proposed CVS resembles a run-of-the-mill CVS. He suggested the Commission look at the CVS in Glastonbury

as a good example to follow.

Darren Wright spoke again saying the purpose of his comment was not that the proposed CVS should look exactly like the one in Glastonbury, but rather that it should portray some kind of feeling or cultural background that represents Manchester, such as the industrial revolution that really took place in Manchester in the 1880s and 1890s.

Ms. Shanbaum referred to Mr. Brown's comments about changing the color to match the banding on the cornice and underneath the sign. If the rest of the Commission wants to do that, she said, it should be done on the Main Street side as well for consistency. Mr. Hillman confirmed that both of those sign areas are similar in nature so if one is changed, they would prefer to change both.

Mr. Brown said he would like to soften the bright white some.

Mr. Pellegrini held up the sample of Cotton and the additional color sample that Mr. Hillman provided, which had more cream in it. Mr. Pellegrini asked if the creamier color would be better. Mr. Brown said he liked the Cotton better of the two colors, but that the sample was a better, softer color than the color on the projector screen. Mr. Hillman stated that the color on the projector screen was the same color as the sample of Cotton. Mr. Hillman said the band on the top would be Oatmeal. Mr. Brown said the samples were acceptable but the color on the screen was not. Mr. Brown asked where the middle color would go and Mr. Hillman said the stone would be on either side of the signs and on the base of the building. Mr. Brown said that was acceptable but was very different from the image on the screen. Mr. Brown said he was not as concerned about the base as he was before, now that he knew that the material samples represented what the color would actually look like.

Mr. Stebe said even though Mr. Brown was backing away from his request to put the extra soft color on the bottom, he thought adding the extra line would frame it and adding an extra frame underneath the CVS sign would make the sign pop out more.

Mr. Prause mentioned that Ms. Bertotti had recommended two conditions, one that if the other building is not a bank a new traffic report would be submitted to the Commission for review. Ms. Bertotti said the traffic report was based on the assumption that the second building would be a bank with a drive through, but there was no agreement with a bank at that time. She added that, even if the use was a bank, the applicant would have to come to the Commission in order to show elevations, the actual footprint, and any proposed site changes, but staff felt the Commission might be more comfortable if this was imposed as a condition as well. In response to a question from Mr. Prause, Ms. Bertotti clarified that this is not a special exception because of the drive through, but rather because the use requires more than 60 parking spaces; they would require a modification no matter what. The applicant confirmed the conditions were acceptable. Regarding the debate between the Oatmeal and cream colors, Mr. Prause asked the Commission if they were comfortable with the colors as proposed. Mr. Brown said he still would like the bottom color on the sign to be the same as the upper color. Mr. Prause asked if the members wanted a modification. Mr. Kidd disagreed with Mr. Brown, saying he thought the result of changing the bottom color might be too busy. Ms. Shanbaum agreed with Mr. Kidd, saying she liked the consistency going down into the coloration on the window framing and that an additional color might make the appearance too busy. Mr. Prause asked if everyone appreciated the new style windows. Mr. Kidd said he thought either window design would work but that the updated version was better.

The public hearing on this application was closed.

The Chairman closed the Public Hearing portion of the meeting at 8:50 p.m.

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