

January 21, 2015

ACTIONS
OF THE TOWN OF MANCHESTER
PLANNING AND ZONING COMMISSION
FOR THE MEETING OF
JANUARY 21, 2015

MEMBERS PRESENT: Andy Kidd, Acting Chair
Horace Brown, Secretary
Michael Stebe
Julian Stoppelman – Sitting
Patrick Kennedy – Sitting
Teresa Ike

RICHARD P. HAYES, SR. & RICHARD P. HAYES, JR.

1480 Tolland Turnpike

Excavation Permit / Commercial Pit (2014-092)

MOTION: Mr. Stoppelman moved to table the application to February 2, 2015. Mr. Stebe seconded the motion and all members voted in favor.

Erosion and Sedimentation Control Plan (2014-093)

MOTION: Mr. Stoppelman moved to table the application to February 2, 2015. Mr. Stebe seconded the motion and all members voted in favor.

WILLIAM GUINAN

424 Middle Turnpike East

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

MOTION: Mr. Kennedy moved to approve the special exception / Detailed Plan of Development with modifications as specified in staff memoranda from:

1. Derrick Gregor, P.E., Assistant Town Engineer, dated January 9, 2015 to Renata Bertotti, Senior Planner;
2. Renata Bertotti, Senior Planner, to applicant, dated October 30, 2014;
3. Jim Davis, Zoning Enforcement Officer, dated January 8, 2015 to Renata Bertotti, Senior Planner;

January 21, 2015

and that plant material for the proposed vegetative screen be specified as evergreen plants that will grow to a sufficient height to screen the neighboring property.

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

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION

Zoning Regulation Amendment (2014-108)

MOTION: Mr. Kennedy moved to approve the Zoning Regulation Amendment application 2014-108 to add "brewpub/restaurant" as a permitted use in CUD, CBD, and GB Zones and as a special exception use in the Historic Zone; to add "brewery, brewpub, and brewpub/restaurant" as a permitted use in the Industrial Zone; and to set minimum parking requirements for brewpubs, with the following modifications:

1. Replace 'can be' with 'is' in Definitions for breweries, brewpubs and brewpub/restaurants.
2. Revise Article II Section 18 Table 1 Summary of Uses to add brewpub/restaurant as a special exception use.

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

The reason for the approval was that the proposed regulation amendment stimulates economic activities and is consistent with the goals and objectives of Growth Management Principle 3 of Manchester's Plan of Conservation and Development A and B – develop strategies to attract desirable industries and incentivize adaptive reuse of vacant and underutilized sites and buildings. The Economic Development Commission supports adoption of the amendment.

The Zoning Regulation Amendment will be effective February 13, 2015.

Zoning Regulation Amendment (2014-109)

MOTION: Mr. Kennedy moved to approve the Zoning Regulation Amendment application 2014-109 to add aquaculture, aquaponics, and hydroponics to the list of permitted uses in the Industrial Zone, with the following modification:

1. Revise the proposed amendment of Article II, Section 16.13 to replace the activities "(v) Aquaculture, (w) Aquaponics, (x) Hydroponics" with the more restrictive language as follows: "(w) The following activities when conducted indoors: Aquaculture, Aquaponics and Hydroponics."

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

The reason for the approval was that the proposed regulation amendment is consistent with the goals and objectives of Growth Management Principle 3 of Manchester's Plan of Conservation

January 21, 2015

and Development A and B – develop strategies to attract desirable industries and incentivize adaptive reuse of vacant and underutilized sites and buildings. The Economic Development Commission supports adoption of the amendment.

The Zoning Regulation Amendment will be effective February 13, 2015.

MANCHESTER BOARD OF DIRECTORS

8-24 Mandatory Referral Report (2015-004)

MOTION: Mr. Kennedy moved to issue a favorable report on Phase 1 of the Manchester Schools Improvement Project. Mr. Brown seconded the motion and all members voted in favor.

The reason for issuing a favorable report is that the proposal is consistent with the Manchester 2020 Plan of Conservation and Development Appendix C, Community Facilities Plan.

RECEIPT OF NEW APPLICATIONS

1. **TOWN OF MANCHESTER DEPARTMENT OF PUBLIC WORKS - Erosion And Sedimentation Control Plan (2015-001); Mandatory Referral (2015-002)** - For reconstruction of the municipal parking lot between Bissell Street and Birch Street and the parking lot and driveway between Oak Street and Maple Street at 22 and 26 Bissell Street, 86 Cottage Street, and 19 and 29 Birch Street.
2. **T-MOBILE NORTHEAST, LLC – Site Plan Modification (2015-005)** - For modifications to antenna at an existing wireless telecommunications facility at 63 Elm Street.
3. **TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendment (2015-006)** – To revise the zoning regulations to define "livestock," to allow the keeping of hens and potbellied pigs as accessory uses in residential zones, and to remove the keeping of poultry (permitted under the proposed definition of livestock) from the list of permitted uses in the Rural Residence zone.
4. **TWO SIXTY TOLLAND TURNPIKE, LLC – Inland Wetlands Permit (2015-007)** – To demolish the former industrial mill building at 260 Tolland Turnpike.