

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
FEBRUARY 18, 2015**

ROLL CALL:

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

Alternates: Pat Kennedy (Sitting)
Teresa Ike (Sitting)

Absent: Andy Kidd
Susan Shanbaum
Julian Stoppelman

Also Present: Mark Pellegrini, Director of Planning
Renata Bertotti, Senior Planner
Matthew Bordeaux, Environmental Planner
Karen Logan, Recording Secretary

Time Convened: 9:42 P.M.

NEW BUSINESS:

RICHARD P. HAYES SR. & RICHARD P. HAYES JR. - BARNINI PROPERTIES CT, LLC –
For proposed excavation, regrading and storm water management work to be performed at 1480
Tolland Turnpike – Excavation Permit (2015-011); Erosion & Sedimentation Control (2015-012)

Stephen Penny, Esq., Penny, Botticello and O'Brien, representing Barnini Properties, LLC, reminded the Commission that a presentation on this application was originally made to the Commission on January 21, 2015 under the application numbers 2014-092, 093. The Commission tabled the decision to February 2, 2015, but due to inclement weather, the February 2 meeting was cancelled. Due to statutory time requirements, the Town staff advised the applicant to withdraw and resubmit this application anew. The application, aside from now having a different application number, has not changed at all from what was presented on January 21. Mr. Penny noted that four Commission members present tonight were also present on January 21

Mr. Penny provided a brief overview of the project, he said. The applicants intend to remove approximately 550,000 cubic yards of earth materials from the property, which rises 70' above Tolland Turnpike, to create an area suitable for development. The applicant plans to use the existing site entrance during the excavation and will provide an anti-tracking apron adjacent to the street.

Mr. Brown asked why there is no language in the Certificate of Agreement regarding the repair of the road if it is damaged by heavy construction equipment. Mr. Pellegrini said the roadways are intended for heavy use and that the Town does not require any other construction companies to be responsible for repairing the roads.

Mr. Stebe noted the application called for only 9 of the 15 acres to be disturbed and asked where the areas are located that will not be disturbed. Mr. Richard Hayes, said there would be 50' wide undisturbed buffers along the edges of the property as required by the zoning regulations. He added that at some point in the future, he hopes to take those slopes down but will need permission from the State and the Commission.

Excavation Permit (2015-011)

MOTION: Mr. Kennedy moved to approve the excavation permit for a commercial pit. Ms. Ike seconded the motion and all members voted in favor.

Erosion & Sedimentation Control (2015-012)

MOTION: Mr. Kennedy moved to approve the erosion and sediment control plan with modifications as specified in a staff memorandum from Derrick Gregor, P.E., Assistant Town Engineer, to Renata Bertotti, Senior Planner, dated February 18, 2015. Ms. Ike seconded the motion and all members voted in favor.

T-MOBILE NORTHEAST, LLC – For modifications to antennae at an existing wireless telecommunications facility at 63 Elm Street - Site Plan Modification (2015-005)

Mr. Simon Brighenti, representing T-Mobile, Northeast, LLC (“T-Mobile”), explained that T-Mobile is proposing to replace three existing antennae, which are four feet high, with three panel antennae which will be eight feet high. The request also includes the addition of three radio transceivers in the same location. Regulations require the antennae be mounted in such a manner that all existing parts be below the top of the smokestack and Town staff have recommended that all materials be painted to match the existing brick of the smokestack.

Mr. Brown said from the ground at certain angles it might appear that the antennae extend above the top of the smokestack. Mr. Brighenti replied that the location of the antennae is limited in order to avoid overlapping frequencies from other arrays on the chimney.

Site Plan Modification (2015-005)

MOTION: Mr. Kennedy moved to approve the site plan modification with the condition that the antennas, bands, mast pipes and any covering for the cable be painted to match the color of the existing brick. Ms. Ike seconded the motion and all members voted in favor.

TWO SIXTY TOLLAND TURNPIKE, LLC – To demolish the former industrial mill building at 260 Tolland Turnpike. – Inland Wetlands Permit – Determination of significance (2015-007); Inland Wetlands Permit (2015-007)

Mr. Mark Zessen, the engineer representing the applicant, explained the proposed activity was to demolish the remains of a former mill building located on the western bank of the Hockanum River. The building, which has been the subject of multiple fires and vandalism, presents a safety hazard. There are additional buildings on the property that will remain. Because the building is located near the river, the Inland Wetlands Agency is required to make a determination regarding the significance of the impact of the proposed demolition and grant a wetlands permit for the activity.

Mr. Stebe asked if any of the work would be done within the wetland area. Mr. Zessen said no,

all the work would be done within the footprint of the building. Mr. Stebe asked if there is a possibility that debris could go into the river, and Mr. Zessen replied the building walls would be pulled in to the foundation and be contained there.

Mr. Brown asked whether the mill wall that directly abuts the river would be removed completely. Mr. Zessen said that perhaps a foot or two might remain. Mr. Brown then asked whether the remaining surface would be stabilized. Mr. Zessen explained the brick will remain in the foundation and be more stable than earth materials alone. Finally, Mr. Brown asked about the condition of the remaining two buildings located on the property. Mr. Zessen indicated these were steel buildings in need of some repair if they are going to be used but are otherwise structurally sound.

Mr. Prause asked Mr. Matthew Bordeaux, Town Environmental Planner, if it was true the wetland impacts are limited because of the steep banks of the river. Mr. Bordeaux replied that working within the footprint of the building and demolishing the building as described will have the least amount of impact.

Inland Wetlands Permit – Determination of Significance (2015-007)

MOTION: Mr. Kennedy moved to find the proposed activities at the above referenced location as shown on the Inland Wetlands Permit application 2015-007 will not have a significant impact on the wetlands and watercourses and therefore will not require a public hearing. Ms. Ike seconded the motion and all members voted in favor.

Inland Wetlands Permit (2015-007)

MOTION: Mr. Kennedy moved to approve the inland wetlands permit with modifications as specified in staff memoranda from:

1. James Davis, Zoning Enforcement Officer, dated February 4, 2015 to Renata Bertotti, Senior Planner;
2. Bernard Kalansuriya, Design Engineer, dated February 4, 2015 to Renata Bertotti, Senior Planner.

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

The reason for the approval was that a feasible and prudent alternative does not exist.

The approval is valid for 5 years. The work in the regulated area must be completed within one year of commencement.

TOWN OF MANCHESTER DEPARTMENT OF PUBLIC WORKS – For reconstruction of the municipal parking 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. – Erosion and Sedimentation Control Plan (2015-001); Mandatory Referral (2015-002)

Derrick Gregor, Assistant Town Engineer, said the Town was proposing to reconstruct and redesign municipal parking lots located east of Main Street in downtown Manchester. Phase 1 of the project will include improvements to the parking lot between Bissell Street and Birch Street (North Lot) and the parking lot and driveway between Oak Street and Maple Street (South Lot).

In addition to the resurfacing and drainage improvements, the project will incorporate enhanced landscaping, lighting and way finding signage. The goal of the project is to improve aesthetics and safety for the public and encourage more use of the parking areas.

Mr. Gregor described the general plan for the North Lot, saying the existing bituminous pavement will be reclaimed, and new sidewalks installed. A new pedestrian walk will be installed from Bissell to Birch Streets. Additional landscaped islands and catch basins are also proposed. The Town is working on encroachment and cross easements with four property owners abutting the parking lot to the west. Mr. Gregor said the owner and Town intend to make these agreements in order to create better parking layout conditions.

The proposed improvements for the South Lot include widening of the existing driveway from Maple to Oak Street, adding a crosswalk towards Purnell Place and additional landscaping, said Mr. Gregor. The Town is in discussions with the Heritage Place Condominium Association, to obtain a small easement to provide a standard 22-foot width for a driveway.

Mr. Gregor said the sites are flat and the risk of erosion is fairly low. Silt sacks for the catch basins and silt fence will be installed to contain any potential construction run off. In response to a question from Mr. Prause, Mr. Gregor said a mandatory referral under CGS 8-24 is also being sought for new sidewalk installation.

Mr. Prause commented that he is glad the town is addressing this issue and called for comments. Ms. Bertotti indicated that there was a minor comment from Zoning Enforcement Officer Jim Davis.

Erosion and Sedimentation Control Plan (2015-001)

MOTION: Mr. Kennedy moved to approve the erosion control plan for the Downtown Parking lot improvements with modifications as specified in a staff memorandum from James Davis, Zoning Enforcement Officer, to Renata Bertotti, Senior Planner, dated January 22, 2015. Ms. Ike seconded the motion and all members voted in favor.

Mandatory Referral (2015-002)

MOTION: Mr. Kennedy moved to issue a favorable report on the Downtown Parking Lot Improvement Project. Ms. Ike seconded the motion and all members voted in favor.

The reason for the approval was that the proposal is consistent with the Manchester 2020 Plan of Conservation and Development goal of revitalizing existing commercial centers and areas of mixed use development.

COMMUNITY HEALTH RESOURCES – Requesting a Special Exception under Art. II Sec. 9.14.02 (b) for a use which requires parking in excess of 60 parking spaces for a new medical office building at 444 and 470 Center Street - Special Exception (2014-104); Erosion and Sedimentation Control (2014-105); Design Overlay (2014-106).

Special Exception (2014-104)

MOTION: Mr. Stebe moved to table decision on the Special Exception application to the next regularly scheduled meeting. Mr. Brown seconded the motion and all members voted in favor except for Mr. Kennedy, who voted against. The motion

passed four to one.

Design Overlay (2014-106)

MOTION: Mr. Stebe moved to table decision on the Design Overlay zone review to the next regularly scheduled meeting. Ms. Ike seconded the motion and all members voted in favor except for Mr. Kennedy, who voted against. The motion passed four to one.

Erosion and Sedimentation Control (2014-105)

Mr. Joe Peregrini, of the firm Wesson & Sampson Engineering described the erosion and sedimentation control plan for the site, which includes anti-tracking pads at the site entrances, a and silt fence, and straw bale barriers around the perimeter. Other than that, everything else is pretty typical for a building of this type. He then described the sequence of construction.

Ms. Bertotti noted that there are a number of minor comments and outstanding issues and recommended that this item be tabled until the next meeting.

MOTION: Mr. Stebe moved to table decision on the erosion and sedimentation control plan to the next regularly scheduled meeting. Ms. Ike seconded the motion and all members voted in favor except for Mr. Kennedy, who voted against. The motion passed four to one.

MOTION: Mr. Kennedy moved to continue the meeting beyond 11 p.m. Mr. Stebe seconded the motion and all members voted in favor except for Ms. Ike, who voted against. The motion passed four to one.

HIGHLAND OAKS CORPORATION – For 35-lot development of one-family and duplex-type homes at 49, 89, 90, 99, 110, 115, 129, 130, 139, 149, 159, and 169 Castle Hill and 10, 19, 20, 29,30,39, 40, and 60 Collingridge Drive - PRD Zone Change and Preliminary Plan of Development (2014-111)

Mr. Brown noted that he has some trouble finding that this proposal meets the definition of suburban character in the Town's Plan of Conservation and Development ("POCD"), as it pertains to single family homes since most of the proposed homes are not single family. Mr. Brown did feel the zone change request was consistent with the PRD regulations. Mr. Prause responded that he believed the entire subdivision is primarily single family homes while this specific section is not, and the definition for suburban character indicates a "predominantly single family" residential pattern.

Mr. Pellegrini noted that the POCD is a guidance document. The Commission must consider it but can approve zone changes even if it finds the proposal departs from the Plan, as long as the reasons are stated on the record.

MOTION: Mr. Kennedy moved to approve the zone district change from Residence AA zone to Planned Residential Development zone and the Preliminary Plan of Development for 35-lot development of one-family and duplex-type homes with modifications as specified in staff memoranda from:

1. Derrick Gregor, Assistant Town Engineer, dated February 12, 2015 to Renata Bertotti, Senior Planner;

2. Raymond Myette, Jr., Design Engineer, dated February 12, 2015 to Renata Bertotti, Senior Planner; and
3. James Davis, Zoning Enforcement Officer, dated February 12, 2015 to Renata Bertotti.

Mr. Stebe seconded the motion and all members voted in favor except for Ms. Ike, who voted against the motion. The motion passed four to one.

The reason for the approval was that the proposed amendment is in keeping with Manchester 2020, the Town's Plan of Conservation and Development, which designated this area as Suburban on the Character Map.

The zone district change is effective March 6, 2015.

JOHN VONTELL – Request for extension of time under CGS 8-25 for filing approved subdivision plans. – Resubdivision (2014-045)

MOTION: Mr. Kennedy moved to approve the extension of time to record mylars in the Town Clerk's office by 90 days to May 20, 2015. Ms. Ike seconded the motion and all members voted in favor.

ADMINISTRATIVE REPORTS:

Mr. Bordeaux reported that the Inland Wetlands Permit was administratively approved by the Wetlands Agent on January 23, 2015 for 130 Hartford Rd. The Town Water & Sewer Department proposes to replace an existing sanitary sewer manhole, abandon an old 12" clay sewer, install approximately 50 linear feet of 12" PVC sanitary sewer pipe, reset an existing manhole frame and cover and replace the pavement within the 100' non-wetlands regulated area. Mr. Bordeaux noted that this was fairly minor activity located fully in the non-wetlands regulated upland review area. The total estimated area of disturbance is approximately 35 square feet (0.08 acres)

RECEIPT OF NEW APPLICATIONS:

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendment (2015-008) – To revise Art. Sec. 2 to add a definition for "horticulture" and to revise Art. II Sec. 16.13 to add horticulture to the list of permitted uses in the Industrial Zone.

RANGE MANAGEMENT, LLC – Resubdivision (2015-010) – For a 2-lot resubdivision at 441 & 419 Middle Turnpike West.

RICHARD P. HAYES, SR. & RICHARD P. HAYES, HR. – BARNINI PROPERTIES CT, LLC – Excavation Permit (2015-011): Erosion & Sedimentation Control Plan (2015-012) – For proposed excavation, regarding, and storm water management work to be performed at 1480 Tolland Turnpike.

The Chairman closed the business meeting at 11:15 p.m.

I certify these minutes were adopted on the following date:

April 1, 2015

Date

Eric Prause, Chairman

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