

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
MARCH 16, 2015**

ROLL CALL:

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

Alternates: Pat Kennedy
Teresa Ike
Julian Stoppelman (Sitting)

Absent: Michael Stebe

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

Time Convened: 7:26 p.m.

NEW BUSINESS:

RANGE MANAGEMENT, LLC – 2-lot resubdivision at 441 & 419 Middle Turnpike West –
Re-Subdivision (2015-010)

Mr. Kidd commented he felt the request was fairly straightforward and he was in favor of approving the application.

Ms. Bertotti said there were no outstanding staff comments.

Resubdivision (2015-010)

MOTION: Mr. Kidd moved to approve the re-subdivision to divide the existing parcel so that each existing building and its associated parking and access are located on their own separate lot. Ms. Shanbaum seconded the motion and all members voted in favor.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – To revise Art. I
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. – Zoning Regulation Amendment (2015-008)

Mr. Prause asked if there was any discussion regarding this amendment. Mr. Kidd commented the amendment is straightforward and helps to clean up and clarify the language in the zoning regulations. He said he was in favor of approving the application.

Ms. Shanbaum said she supported this amendment because adding uses for repurposing existing buildings within the Industrial Zone, especially for an activity like horticulture, is beneficial and

supports the Plan of Conservation and Development.

Zoning Regulation Amendment (2015-008)

MOTION: Mr. Stoppelman moved to approve the zoning regulation amendment to revise Art. I 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. Ms. Shanbaum 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 the 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 the adoption of the amendment.

The zoning regulation amendment will become effective on April 1, 2015.

ADMINISTRATIVE REPORTS

Mr. Matthew Bordeaux, Environmental Planner and Wetlands Agent, notified the Commission that he had approved the Town of Manchester Water & Sewer Department inland wetlands permit application 2015-014 for removal of the Howard Reservoir gate house and improvements to the sluice gate at 202 Finley Street. He said plans were submitted for this activity and were reviewed by town staff prior to the approval. There were no concerns from staff regarding the proposed regulated activity, Mr. Bordeaux said.

Mr. Prause asked what type of material was used in the gate house. Mr. Bordeaux responded that it was a concrete structure with a flat roof which required frequent repair and since it was no longer necessary, the Water & Sewer Department planned to remove the structure and replace it with a slab.

APPROVAL OF MINUTES

August 4, 2014 –Public Hearing/Business Meeting

MOTION: Mr. Brown moved to adopt the minutes of the August 4, 2014 public hearing and business meeting as written. Mr. Kidd seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

SERGIO SQUATRITO - Inland Wetlands Permit (2015-017) - For installation of an in-ground swimming pool, 1,000 sq. ft. of patio, and a pool shed at 81 Steele Farm Drive.

OUTBACK STEAKHOUSE OF FLORIDA, LLC – CUD Detailed Plan Modification (2015-018) – For replacement of exterior façade for Outback Steakhouse at 170 Hale Road.

TOWN OF MANCHESTER DEPARTMENT OF PUBLIC WORKS – Erosion and Sedimentation Control Plan (2015-020); Mandatory Referral (2015-022) – For road

improvements and sidewalk installation along 5,550 lineal feet of Spencer Street from East Hartford town line to Hillstown Road and South to Wetherell St.

CENTRO BRADLEY MANCHESTER I, LLC - CUD Preliminary Site Development Plan/Detailed Site Development Plan (2015-023) – For a fitness club at 49 Pavilions Drive.

The Chairman closed the business meeting at 7:40 p.m.

I certify these minutes were adopted on the following date:

May 4, 2015 _____
Date

Eric Prause, Chairman

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