

**MINUTES OF PUBLIC HEARING
HELD BY THE PLANNING AND ZONING COMMISSION
MARCH 16, 2015**

ROLL CALL:

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

The Chairman opened the Public Hearing at 7:00 p.m. The Secretary read the legal notice for the application when the call was made.

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

Mr. Kevin Grindle, of Anchor Engineering presented a proposal to re-subdivide a parcel of land located at 441 and 419 Middle Turnpike West in the General Business Zone. The existing 1.28 acre parcel is part of the Jarvis subdivision and is located on the north side of Middle Turnpike West, between the intersections of Adams Street and Tower Road and is bounded to the north by Purdy Nature Park. The site houses the existing 6,840 square foot Battiston’s Cleaners building and a 2,673 square foot dentist’s office.

The applicant is proposing to divide the existing parcel so that each existing building and its associated parking and access is on a separate lot. No physical improvements are proposed as part of the re-subdivision.

Mr. Grindle showed plans that illustrated that 419 Middle Turnpike West would continue to be served by a 28-foot access drive and have 11 parking spaces. 441 Middle Turnpike West would continue to be served by two 24-foot-wide access driveways and 27 parking spaces. The parking meets the minimum zoning requirements for commercial buildings of this type and size.

No changes are proposed to the existing landscaping which consists of shrubbery planted between parking stalls and the sidewalk along Middle Turnpike West.

There were no outstanding staff comments.

Chairman Prause asked if anyone wished to speak either 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.

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. Matthew Bordeaux, Environmental Planner, presented a text amendment of the zoning regulations to add a new permitted use in the Industrial Zone, Article II, Section 16.13. The proposal would add “horticulture” to the list of activities in Section 16.13 (w) that are permitted when conducted indoors. The proposal also adds a definition of the word “horticulture” in Article I, Section 2.

The Commission adopted a zoning regulation amendment on January 21, 2015 to permit three new indoor agriculture activities (aquaculture, aquaponics, and hydroponics) in the Industrial Zone. The current proposal to add “horticulture” expands the opportunity to grow food in the industrial zone by including more traditional methods of growing food in soil.

Mr. Prause asked if anything was mentioned in the January 21st meeting that should be taken into consideration regarding this proposal. Mr. Bordeaux responded that adding horticulture was the only consideration.

Mr. Stoppelman asked for confirmation that this proposal would permit production of food in permanent buildings and not in temporary sheds. Mr. Bordeaux responded that this was the intent of the amendment, but that condition is not stipulated specifically in the proposal. That would fall under building code requirements for types of structures, but yes, that was the intent. In fact, there was some discussion about encouraging the use of vacant existing structures.

Mr. Prause asked if there was an available copy of the Plan of Conservation and Development, specifically the Growth Management Principle III, which Mr. Bordeaux referenced. Ms. Bertotti offered to pull it up online and showed Growth Management Principle III 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.”

In response to a question from Mr. Prause, Mr. Bordeaux confirmed that if approved, this amendment would take effect on April 1st.

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

The Chairman closed the public hearing portion of the meeting at 7:47 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 PUBLIC HEARING CAN
BE HEARD IN THE PLANNING DEPARTMENT.**