

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
July 6, 2015**

ROLL CALL:

Members Present: Andy Kidd, Acting Chair
Horace Brown, Secretary
Pat Kennedy (Sitting)

Absent: Eric Prause, Chair
Michael Stebe
Susan Shanbaum
Julian Stoppelman
Teresa Ike

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

The Chairman opened the Business Meeting at 7:26 p.m.

WEST MIDDLE TURNPIKE REALTY, LLC - 8 and 14 Middle Turnpike West - Zone Change (2015-062)

MOTION: Mr. Kennedy moved to approve the zone change from Residence B and Business III to Off Street Parking at 8 and 14 Middle Turnpike West. Mr. Brown seconded the motion and all members voted in favor.

The reason for the approval was the proposed zone change is consistent with surrounding zoning and will provide a buffer between the commercial uses on Main Street and the remaining residences on Middle Turnpike West. The proposed zone change is located at the boundary between the Commercial and Community Corridor on the Character Map in the Manchester 2020 Plan, and offers a good transition between the two.

The zone change will be effective on July 27, 2015.

TOLLAND TURNPIKE ASSOCIATES LIMITED PARTNERSHIP – For additional parking spaces, renovations to the existing parking lot, and related grading, drainage, and general site improvements at 360 Tolland Turnpike - Special Exception Modification (2015-054); Erosion and Sedimentation Control (2015-068)

Attorney Len Jacobs, 146 Main Street, Manchester, CT spoke on behalf of the applicant. He described the proposed project at 360 Tolland Turnpike, specifically the addition of a total of 38 new parking spaces, a new exit-only driveway and landscaping changes. Mr. Jacobs then introduced Mr. Lon Annulli, owner of the property, Mr. Ozzie Torres, Professional Engineer, of Meehan and Goodin, and Mr. Michael Galante, Traffic Engineer.

Mr. Torres noted the applicant has proposed measures to control erosion and sedimentation

during construction in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as amended. Silt fence is proposed to be installed down grade from the disturbed areas and around the stockpile. The anti-tracking pad is proposed at the construction entrance and catch basins are proposed to be protected by silt sacks and hay bales or silt fence.

Next, Mr. Galante, Traffic Engineer of Frederick P. Clark Associates spoke about the addition of parking spaces from a traffic control perspective. In addition to the 38 parking spaces being added at this site, he said the key to this work is the new exit-only driveway. This will eliminate the unsafe need to back up to exit the property and the dead end traffic lane.

Mr. Jacobs said that the applicant has received the comments of Environmental Planner Matthew Bordeaux and, while not having responded to them to-date, is willing to comply with the recommendations as a condition of approval if the Commission votes to approve the application.

Mr. Kidd thanked Mr. Jacobs and asked for questions or comments from the Commission.

Mr. Brown asked if there was parking available under the building, in addition to the parking lot. Mr. Jacobs indicated that there is parking underground. Mr. Brown further clarified by asking whether anything will be changing with regard to the underground parking. Mr. Jacobs replied that the only changes would be to the parking lot outside.

Mr. Kidd asked Ms. Bertotti if she would share the information she had from staff.. Ms. Bertotti stated that Mr. Bordeaux's recommendations include the planting of new trees, as well as the removal of Japanese Knotweed, which is an invasive species. She recommended that these comments be made a condition of approval, if the Commission decided to approve the application.

Ms. Bertotti said Mr. Derrick Gregor, Assistant Town Engineer, had six minor comments which are addressable as plan modifications.

Mr. Kennedy commented that the modifications seemed fairly straightforward and he felt the Commission should go ahead and vote on the proposal. Mr. Brown and Mr. Kidd agreed.

Special Exception Modification (2015-054)

MOTION: Mr. Kennedy moved to approve the special exception modification with the modifications as specified in staff memoranda from:

1. Matthew R. Bordeaux, Environmental Planner dated June 8, 2015 to Renata Bertotti, Senior Planner; and
2. Derrick Gregor, P.E., Assistant Town Engineer dated June 29, 2015 to Renata Bertotti

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

Erosion and Sedimentation Control (2015-068)

MOTION: Mr. Kennedy moved to certify the erosion and sedimentation control plan with the modifications as specified in staff memoranda from:

1. Matthew R. Bordeaux, Environmental Planner dated June 8, 2015 to Renata Bertotti, Senior Planner; and

2. Derrick Gregor, P.E., Assistant Town Engineer dated June 29, 2015 to Renata Bertotti

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

ADMINISTRATIVE REPORTS

Ms. Bertotti said she was working on incorporating the suggestions she had received on the proposed regulations for signs in preparation for an upcoming public information meeting on July 27.

APPROVAL OF MINUTES

June 15, 2015 – Business Meeting

MOTION: Mr. Brown moved to approve the minutes of the June 15, 2015 Business Meeting. Mr. Kennedy seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. **TOWN OF MANCHESTER** – Special Exception Modification (2015-065); Erosion and Sedimentation Control (2015-066) - For additions and renovations of Bennet School and Boiler buildings at 1151 Main Street.

2. **TOLLAND TURNPIKE ASSOCIATES LIMITED PARTNERSHIP** – Erosion and Sedimentation Control (2015-068) - For additional parking spaces and renovations to the existing lot at 360 Tolland Turnpike.

3. **CENTRO BRADLEY MANCHESTER I, LLC** - CUD Detailed Plan Modification (2015-070) – For changes to the building façade and outdoor seating at 440 Buckland Hills Drive.

Mr. Kennedy moved to adjourn the meeting; Mr. Brown seconded and all voted in favor.

The Chairman closed the business meeting at 7:48 p.m.

I certify these minutes were adopted on the following date:

August 17, 2015
Date

Eric Prause, Chairman

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