

**MINUTES OF BUSINESS MEETING  
HELD BY THE PLANNING AND ZONING COMMISSION  
DECEMBER 7, 2015**

**ROLL CALL:**

Members Present: Michael Stebe, Acting Chairman  
Timothy Bergin  
Jessica Scorso

Alternate Members Sitting: Patrick Kennedy  
Julian Stoppelman

Alternates: Teresa Ike

Absent: Eric Prause  
Andy Kidd

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

Time Convened: 8:55 P.M.

**NEW BUSINESS**

EVERGREEN CROSSING, LLC – For a zone change from Industrial and Rural Residence to Planned Residential Development Zone and construction of a 135-unit multi-family residential development at 317 New State Road. – PRD Zone Change and Preliminary Plan of Development (2015-102)

Mr. Stoppelman stated that this location is better off for residential development. He felt that there should be some variation in the appearance of the buildings, but that is something to consider when discussing detailed plans. He said he supports the zone change and preliminary plan of development.

PRD Zone Change and Preliminary Plan of Development (2015-102)

**MOTION:** Mr. Kennedy moved to approve the zone district change from Industrial and Rural Residence zones to Planned Residential Development zone and the associated Preliminary Plan of Development for construction of a 135-unit multi-family residential development at 317 New State Road, with the modifications as specified in staff memoranda from:

1. Derrick Gregor, Assistant Town Engineer, dated December 4, 2015;
2. Bernard Kalansuriya, Design Engineer, dated December 4, 2015;

3. James Davis, Zoning Enforcement Officer, dated December 3, 2015 to Renata Bertotti.

and with the condition that 317 and 325 New State Road be legally merged and the merging deed and map be filed with the Town Clerk's department prior to issuance of a building permit.

Ms. Scorso seconded the motion and all members voted in favor.

The reason for the approval is that the proposed amendment is consistent with Manchester's Plan of Conservation and Development and the surrounding zoning.

The zone change will be effective on December 28, 2015.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – To repeal Article IV, Section 13 (Signs) and replace it with a revised Article IV, Section 13 (Signs). – Zoning Regulation Amendment (2015-100)

**MOTION:** Mr. Kennedy moved to keep the public hearing open until the Planning and Zoning Commission's next meeting on January 4, 2016. Mr. Stoppelman seconded the motion and all members voted in favor.

CALAMAR ENTERPRISES – Pre-application Review to discuss an age restricted independent living apartment complex at 180 Spencer Street.

Mr. Brent Narkowicz presented information about the applicant's intention to build an age-restricted residence at 180 Spencer Street. He began by describing his company and the senior communities that are currently being operated, as well as noting communities that are under construction. Mr. Narkowicz emphasized that his company manages and runs the communities it builds. He described the typical features of the buildings they have constructed.

He offered that there are currently 12,406 senior households in Manchester, which is expected to increase by 15% over the next five years. This means that by 2020, there will be another 2,842 senior households. This type of residence offers seniors an attractive alternative to home ownership.

Mr. Narkowicz noted that when the project reaches the detailed plan stage, there would be traffic studies, but based on the experience of other senior residences, the average number of weekly trips per unit is four. So, they don't expect a significant impact on local traffic.

Mr. Narkowicz noted that typically, Calamar Enterprises hires local contractors and purchases from local suppliers during construction. Additionally, once the residence is open, there will be positions available.

In response to a question from Mr. Stoppelman, Mr. Narkowicz stated that they plan to have a driveway to Hillstown Road, with a second possible outlet on Spencer Street. Mr. Stoppelman

asked how close to Route 384 the residence would be located and Mr. Narkowicz replied that the land abuts Route 384.

When Mr. Stoppelman raised the issue of the traffic problems already being experienced in the location of Hillstown Road and Spencer Street, Mr. Narkowicz explained that once the project gets underway, Calamar Enterprises will have their engineers meet with the Town's engineers to discuss the optimal locations for the driveways.

Mr. Kennedy also raised concerns about how the access interacts with and impacts traffic and felt having the driveway joined with McDonald's driveway was not a good solution. He also noted that an exit on Spencer Street should probably not allow a left turn because people wanting to turn left would be better off using the intersection and traffic light located at Hillstown and Spencer.

Mr. Kennedy asked if the staff wanted the Commission's feedback on any particular issues. Mr. Pellegrini responded that when the time came the engineers would work cooperatively regarding traffic circulation. There is some concern about the location of the driveways and how this will impact circulation. Ultimately, the possibility exists that when the time comes and if there is enough traffic to warrant it, there might be a traffic signal installed at the end of the Spencer Street driveway, across from the old pinewood furniture store. Another consideration is the remaining few acres along the eastern edge of this parcel, which will need an access road on Spencer Street. This might become problematic, Mr. Pellegrini continued, although it also offers the opportunity to combine with the Calamar access to provide an attractive driveway.

Mr. Stoppelman asked how large the parcel on the eastern edge of the property would be. Mr. Narkowicz indicated that there would be approximately four acres once this project was completed.

Ms. Scorso asked why the targeted population would be interested in living in this section of Manchester. Mr. Narkowicz indicated that his company always looked for locations that were close to retail shopping centers and also with close proximity to arterial highways and roads.

Mr. Stebe asked if Calamar Enterprises would consider building an assisted care facility on the extra four acres of the parcel. Mr. Narkowicz said that his company was not in that business, although they would not object to being close to that type of living facility.

Mr. Stebe asked what kind of prices would be charged for the units. Mr. Narkowicz replied that they would consider local pricing and demographics and adjust their prices accordingly, so he really doesn't know what the prices will be.

Mr. Kennedy suggested that, with regards to traffic, perhaps they might use a combined driveway with McDonald's initially, and if the traffic signal on Spencer Street materializes, then the main access road might be switched to the Spencer Street access. Mr. Narkowicz responded that they are willing to work with Town staff and engineers and come to the best solution. Mr. Stebe indicated that it would be best if this project could dovetail and align with some of the project work being planned by the Town with regards to traffic in this area.

Mr. Pellegrini asked the Commission members if they had any input for the developers, particularly whether they felt this was a good project, whether it could work, and if they noticed any red flags that should be raised.

Mr. Stoppelman noted that although this is a very busy area, this is a good use of the property. It would be better to use the land as residential rather than commercial. Obviously, the Commission needs to wait and see the detailed plan, but at this point it seems like an attractive option.

Mr. Kennedy stated that he believes this is a good idea for this property at first blush. Traffic issues can be worked out, but this project makes a lot of sense.

Mr. Stebe added that this project is a good idea and will help to grow the Town. Mr. Stebe thanked Mr. Narkowicz for his presentation.

### **ADMINISTRATIVE REPORTS**

There were no Administrative Reports.

### **APPROVAL OF MINUTES**

#### November 2, 2015 – Public Hearing/Business Meeting

**MOTION:** Mr. Kennedy moved to approve the minutes of the November 2, 2015 Public Hearing and Business Meeting. Ms. Scorso seconded the motion and Mr. Stebe and Mr. Bergin voted in favor. Mr. Stoppelman abstained.

#### November 16, 2015 – Business Meeting

**MOTION:** Mr. Kennedy moved to approve the minutes of the November 16, 2015 Business Meeting. Ms. Scorso seconded the motion and all members voted in favor.

### **RECEIPT OF NEW APPLICATIONS**

There were no new applications.

The Chairman closed the business meeting at 9:45 p.m.

I certify these minutes were adopted on the following date:

February 1, 2016 \_\_\_\_\_  
Date

\_\_\_\_\_  
Eric Prause, Chairman

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