

DRAFT

**MINUTES OF BUSINESS MEETING  
HELD BY THE PLANNING AND ZONING COMMISSION  
JANUARY 5, 2015**

**ROLL CALL:**

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

Alternates: Julian Stoppelman  
Teresa Ike (sitting)  
Patrick Kennedy

Absent: Michael Stebe

Also Present: Mark Pellegrini, Director of Planning  
Renata Bertotti, Senior Planner  
Ginger MacHattie, Recording Secretary

Time Convened: 7:00 P.M.

**NEW BUSINESS:**

MANCHESTER MANOR REALTY, LLP – For construction of 17 additional parking spaces at 385 West Center Street – Site plan modification (2014-102)

Mark Peterson, P.E., spoke on behalf of the applicant and explained that the application is to increase the number of parking spaces. Mr. Peterson displayed the two parking expansion areas on the screen. The shaded area will be increased from five to twelve spaces in front of the carriage house and ten spaces will be added to the west side of the site, for a total of seventeen additional spaces. Stormwater management will be put in place to catch runoff. Drainage from the site will not increase, Mr. Peterson said.

Mr. Peterson said town staff reviewed the application and his office received two comments. He was certain the comments could be addressed. The current parking complies with the regulations, but experience has shown there has been a greater need for parking, Mr. Peterson said. Sedimentation and erosion control measures include two stockpile areas and silt fence down grade of the piles and around areas to be changed. Changes to the sidewalks will allow for additional spaces. The total site disturbance is 1/3 acre. Mr. Peterson displayed a landscape plan designed by John Olisopolous, Landscape Architect. The area in green is where the proposed landscape improvements would be made.

Ms. Bertotti said town staff had two outstanding comments that were minor and technical in nature.

Site plan modification (2014-102)

**MOTION:** Ms. Shanbaum moved to approve the site plan modification with modifications as specified in a staff memorandum from Derrick Gregor, Assistant Town Engineer, dated January 2, 2015 to Renata Bertotti, Senior Planner. Ms. Ike seconded the motion and all members voted in favor.

RICHARD P. HAYES, SR. & RICHARD P. HAYES, JR. – For proposed excavation, regrading and storm water management work to be performed at 1480 Tolland Turnpike – Excavation Permit (2014-092) – Request for extension until January 21, 2015; Erosion & Sedimentation Control (2014-093) – Request for extension until January 21, 2015

Excavation Permit (2014-092) – Request for extension until January 21, 2015

**MOTION:** Ms. Ike moved to agree to the extension of time until January 21, 2015. Ms. Shanbaum seconded the motion and all members voted in favor.

Erosion & Sedimentation Control (2014-093) – Request for extension until January 21, 2015

**MOTION:** Ms. Ike moved to agree to the extension of time until January 21, 2015. Ms. Shanbaum seconded the motion and all members voted in favor.

**ELECTION OF OFFICERS:**

**MOTION:** Ms. Shanbaum nominated Mr. Prause as Chair. Ms. Ike seconded the nomination and all members voted in favor.

**MOTION:** Ms. Shanbaum nominated Mr. Kidd as Vice Chair. Ms. Ike seconded the motion and all members voted in favor.

**MOTION:** Ms. Shanbaum nominated Mr. Brown as Secretary. Ms. Ike seconded the motion and all members voted in favor.

**ADMINISTRATIVE REPORTS:**

Livestock/Pets

Ms. Bertotti said there has been a discussion between the members of the Planning and Zoning Commission and the Zoning Board of Appeals regarding the definition of livestock. There was also a discussion of the definition of pets and the regulation of pets. In the memorandum to the Commission, Ms. Bertotti provided two options: Defining livestock to include pigs but not pot-bellied pigs, or define livestock and pets.

Mr. Pellegrini said he recommends the Commission not define pets. The real issue is the pot-bellied pigs and hens. The recent problems have arisen over the definition of livestock.

After some discussion among Commission members, it was decided to go with the definition of livestock only.

**RECEIPT OF NEW APPLICATIONS:**

**TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendment (2014-108)** – To revise Article I, Section 2 to add definitions for “brewery”, “brewpub”, and “brewpub/restaurant”; to revise Article II Sections 8.03, 15.01.01(c), and 24.01 to add “brewpub/restaurant” as a permitted use in CUD, CBD, and GB Zones; to revise Article II Section 18.03.01(c) to add “brewpub/restaurant” as a special exception use in the Historic Zone; to revise Article II Section 16.13 to add “brewery, brewpub, and brewpub/restaurant” as a permitted use in the Industrial Zone; and to revise Article IV Section 9.03 – parking for brewpubs.

**TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendment (2014-109)** – To revise Article I Section 2 to add definitions for “aquaculture”, “aquaponics”, and “hydroponics” and to revise Article II Section 16.13 to add aquaculture, aquaponics, and hydroponics to the list of permitted uses in the Industrial Zone.

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

The Chairman closed the business meeting at 7:55 p.m.

I certify these minutes were adopted on the following date:

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Date

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Eric Prause, Chairman

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