

**MINUTES OF BUSINESS MEETING  
HELD BY THE PLANNING AND ZONING COMMISSION  
JANUARY 21, 2015**

**ROLL CALL:**

Members Present: Andy Kidd, Acting Chair  
Horace Brown, Secretary  
Michael Stebe

Alternates: Julian Stoppelman (sitting)  
Teresa Ike  
Patrick Kennedy (sitting)

Absent: Eric Prause, Chair  
Susan Shanbaum

Also Present: Mark Pellegrini, Director of Planning  
Renata Bertotti, Senior Planner  
Matthew Bordeaux, Environmental Planner  
and Wetlands Agent  
Ginger MacHattie, Recording Secretary

Time Convened: 7:33 P.M.

**NEW BUSINESS:**

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); Erosion & Sedimentation Control (2014-093)

Attorney Penny spoke on behalf of the applicants regarding the property located at 1480 Tolland Turnpike. This is a 14.9 acre parcel that is zoned Industrial and surrounded by Industrial zoned properties. This property was used in the late 1980s as a depository of construction materials. Attorney Penny displayed photos of the site and surrounding property and reviewed the permit history.

Raymond Nelson, P.E., said there is 70' or more of fill on this property. The erosion and sedimentation control measures include an anti-tracking pad at the construction entrance, silt fence, stone check dams, rip rap discharges, silt sacks and a two-stage detention/retention basin system. He reviewed the existing drainage system for the Commission. Once excavation is done, the site will be available for future development. Once the site is developed, there will be an increase in impervious surfaces and the storm water management will be addressed at that time.

Attorney Penny distributed a letter from Steve Mitchell, Traffic Engineer, and reviewed the main points of the letter. The site lines from the access drive meet guidelines. The prior condition of the permit regarding removal of warning signs remains adequate. The site conditions are substantially unchanged from prior permit approvals. Public safety is adequately preserved

through the use of flashing light signs. There are some items outstanding with the Town's Engineering Department.

Excavation Permit/Commercial Pit (2014-092)

**MOTION:** Mr. Stoppelman moved to table the application to February 2, 2015. Mr. Stebe seconded the motion and all members voted in favor.

Erosion and Sedimentation Control Plan (2014-093)

**MOTION:** Mr. Stoppelman moved to table the application to February 2, 2015. Mr. Stebe seconded the motion and all members voted in favor.

WILLIAM GUINAN – For single family residential rear lot at 424 Middle Turnpike East – Special Exception/Detailed Site Development Plan (2014-091)

Mike Dion spoke on behalf of the applicant and explained that a 1.75 acre rear lot has been created at 424 Middle Turnpike East. The development of the site has not changed since Mr. Dion previously appeared before the Commission. The architectural drawings have been modified and the house will be a classic two story colonial with a two-car garage. Plans include asphalt shingles and vinyl siding. Mr. Dion submitted a color chart with colors ranging from gray to dark gray. Footing drains will be relocated in the north westerly direction.

Special Exception/Detailed Plan of Development (2014-091)

**MOTION:** Mr. Kennedy moved to approve the Special Exception/Detailed Plan of Development with modifications as specified in staff memoranda from: 1) Derrick Gregor, P.E., Assistant Town Engineer, dated January 9, 2015 to Renata Bertotti, Senior Planner; 2) Renata Bertotti, Senior Planner, to applicant, Dated October 30, 2014; 3) Jim Davis, Zoning Enforcement Officer, dated January 8, 2015 to Renata Bertotti, Senior Planner; and that plant material for the proposed vegetative screen be specified as evergreen plants that will grow to a sufficient height to screen the neighboring property. Mr. Stebe seconded the motion and all members voted in favor.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – To revise the zoning regulations to add “brewpub/restaurant” as a permitted use in CUD, CBD, and GB Zones and as a special exception use in the Historic Zone; to add “brewery, brewpub, and brewpub/restaurant” as a permitted use in the Industrial Zone; and to set minimum parking requirements for brewpubs – Zoning Regulation Amendment (2014-108)

Zoning Regulation Amendment (2014-108)

**MOTION:** Mr. Kennedy moved to approve the Zoning Regulation Amendment application 2014-108 to add “brewpub/restaurant” as a permitted use in CUD, CBD, and GB Zones and as a special exception use in the Historic Zone; to add “brewery, brewpub, and brewpub/restaurant” as a permitted use in the Industrial Zone; and to set minimum parking requirements for brewpubs, with the following modifications: 1) Replace “can be” with “is” in Definitions for breweries, brewpubs, and brewpub/restaurants; 2) Revise Article II Section 18 Table 1 Summary of Uses to add brewpub/restaurant as a special exception use. Mr. Stoppelman seconded the motion and all members voted in favor.

The reason for the approval was that the proposed regulation amendment stimulates economic activities and is consistent with the goals and objectives of Growth Management Principle 3 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. The Economic Development Commission supports adoption of the amendment.

The Zoning Regulation Amendment will be effective February 13, 2015.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – To revise the zoning regulations to add aquaculture, aquaponics, and hydroponics to the list of permitted uses in the Industrial Zone – Zoning Regulation Amendment (2014-109)

Zoning Regulation Amendment (2014-109)

**MOTION:** Mr. Kennedy moved to approve the Zoning Regulation Amendment application 2014-109 to add aquaculture, aquaponics, and hydroponics to the list of permitted uses in the Industrial Zone, with the following modification: 1) Revise the proposed amendment of Article II, Section 16.13 to replace the activities “(v) Aquaculture, (w) Aquaponics, (x) Hydroponics” with the more restrictive language as follows: “(w) The following activities when conducted indoors: Aquaculture, Aquaponics and Hydroponics.” Mr. Stebe 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 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 adoption of the amendment.

The Zoning Regulation Amendment will be effective February 13, 2015.

**MANDATORY REFERRAL REPORT:**

Manchester Schools Improvement Project (2015-004)

**MOTION:** Mr. Kennedy moved to issue a favorable report on Phase 1 of the Manchester Schools Improvement Project. Mr. Brown seconded the motion and all members voted in favor.

The reason for issuing a favorable report is that the proposal is consistent with the Manchester 2020 Plan of Conservation and Development Appendix C, Community Facilities Plan.

**RECEIPT OF NEW APPLICATIONS:**

TOWN OF MANCHESTER DEPARTMENT OF PUBLIC WORKS – Erosion and Sedimentation Control Plan (2015-001); Mandatory Referral (2015-002) – For reconstruction of the municipal parking lot between Bissell Street and Birch Street and the parking lot and driveway between Oak Street and Maple Street at 22 and 26 Bissell Street, 86 Cottage Street, and 19 and 29 Birch Street.

**T-MOBILE NORTHEAST, LLC – Site Plan Modification (2015-005)** – For modifications to antenna at an existing wireless telecommunications facility at 63 Elm Street.

**TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – Zoning Regulation Amendment (2015-006)** – To revise the zoning regulations to define “livestock,” to allow the keeping of hens and potbellied pigs as accessory uses in residential zones, and to remove the keeping of poultry (permitted under the proposed definition of livestock) from the list of permitted uses in the Rural Residence zone.

**TWO SIXTY TOLLAND TURNPIKE, LLC – Inland Wetlands Permit (2015-007)** – To demolish the former industrial mill building at 260 Tolland Turnpike.

The Acting Chairman closed the business meeting at 8:53 p.m.

I certify these minutes were adopted on the following date:

June 15, 2015  
Date

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Eric Prause, Chairman

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