

**MINUTES OF PUBLIC HEARING
HELD BY THE PLANNING AND ZONING COMMISSION
OCTOBER 17, 2016**

ROLL CALL:

MEMBERS PRESENT: Eric Prause, Chairman
Andy Kidd, Vice Chairman
Michael Stebe, Secretary
Jessica Scorso
Timothy Bergin

Alternate Members: Julian Stoppelman
Patrick Kennedy
Teresa Ike

Also Present: Gary Anderson, Director of Planning
Renata Bertotti, Senior Planner
Matthew Bordeaux, Environmental Planner
Karen Logan, Recording Secretary

Time Convened: 7:01 P.M.

Mr. Prause opened the hearing by introducing the members of the Commission. He then welcomed Mr. Gary Anderson, Manchester's new Director of Planning & Economic Development.

CALAMAR, INC. – Request a zone change for Parcel B of 188 Spencer Street from EHD to GB zone. - Zone Change (2016-106)

Mr. Stebe read the legal notice.

Attorney Stephen Penny of Penny, Botticello & O'Brien presented for the applicant, Calamar, Inc. He described the request for a zone change from Elderly Housing Development (EHD) to General Business (GB) zone. He described the property, called Parcel B, and discussed the abutting properties and the zoning designation of each.

Attorney Penny continued by providing the background and history of Parcel B, noting that early in 2016, the parcel was inadvertently re-zoned from GB to EHD as part of Calamar, Inc.'s Preliminary Plan of Development. He continued by citing the relevant zoning regulations and specific considerations relevant to the zone change request before the Commission. He concluded his presentation by citing how Parcel B is consistent with the regulations for the General Business zone and with Manchester's 2020 Plan of Conservation and Development.

Mr. Kidd clarified that the Commission worked with the McDonald's application to ensure that

there was a landscaping buffer between that location and the abutting dentist's property. He was surprised to find that now the landscaping buffer has been established, but McDonald's does not own the property. Attorney Penny responded that the Miller Trust owns Parcel B and consented to the landscaping buffer at the time that the McDonald's application was being considered.

Mr. Prause asked if there were any comments from staff and Ms. Bertotti responded that there were none.

Mr. Prause asked Ms. Bertotti if Parcel B currently meets the minimum requirements for an EHD zone and she replied that it did not.

Mr. Prause called for public comment and there was none.

Mr. Stebe commented that the re-zoning request made sense, given the circumstances.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – To revise the zoning regulations at Art. IV, Sec.13.07.01 to modify the maximum sign areas for wall, canopy, marquee and roof signs. – Zoning Regulation Amendment (2016-102)

Mr. Stebe read the legal notice.

Ms. Bertotti presented the application on behalf of the Planning Department. She explained the revision to the sign regulations. She began by recounting the current sign regulations which had been revised significantly in January of 2016. She explained that the current proposed revisions were a result of ancillary discussions which took place during the Commission's consideration of the revisions in January 2016. Ms. Bertotti stated that the proposed revisions were intended to clarify the new regulations.

Mr. Prause asked if Article IV Section 13.07.02 meant that only one side of a building may have a sign. Ms. Bertotti responded that section was intended to limit sign size for buildings abutting residential zones.

Mr. Prause called for public comment.

Ms. Mary Fish, 19 Strickland Street, Manchester spoke in favor of the revised sign regulations and thanked the Commission, stating that the regulations were helpful.

Mr. Kennedy pointed out a gray area in the distances as they were proposed in the amendment. If, for example, a building was located 50 feet 6 inches from the street, it would be unclear whether the permitted sign area would be 32 or 64 sq. ft.

Mr. Prause thanked the Planning Department staff for their hard work on this issue.

Mr. Stebe moved to close the Public hearing, Ms. Scorso seconded the motion and all members voted in favor.

The Chairman closed the public hearing at 7:32 p.m.

I certify these minutes were adopted on the following date:

November 21, 2016
Date

Eric Prause, Chairman

NOTICE: A DIGITAL RECORDING OF THIS PUBLIC HEARING CAN BE HEARD IN THE PLANNING DEPARTMENT.