

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
MARCH 21, 2016**

ROLL CALL:

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

Alternate Member Sitting: Julian Stoppelman

Alternates: Patrick Kennedy
Teresa Ike

Absent: Andy Kidd, Vice Chairman

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

Time Convened: 9:07 P.M.

NEW BUSINESS

CALAMAR, INC. – For a multi-family elderly housing development with 128 units at 188 Spencer Street. – EHD Zone Change and Preliminary Site Development Plan (2016-009)

Mr. Prause asked Ms. Bertotti how the Commission might handle the Town Traffic Engineer, Mr. Mayer's, concerns. Ms. Bertotti suggested that the Commission add a condition to the approval of the Preliminary Plan. Mr. Pellegrini clarified that there are two items: the zone change and the Preliminary Plan. The zone change approval cannot have conditions attached. The Preliminary Plan approval could have conditions that the Hillstown Road access drive can be built but must remain gated until such time as the Town can conduct another traffic study.

Mr. Prause noted that overall, this is a very positive change for this parcel. Even with the traffic concerns, this project is a positive option for Manchester seniors. The facility will complement the neighborhood very nicely.

EHD Zone Change and Preliminary Site Development Plan (2016-009)

MOTION: Mr. Bergin moved to approve the zone district change from General Business to Elderly Housing Development zone and the associated Preliminary Plan of Development for construction of a 128-unit apartment building at 188 Spencer

Street. The Preliminary Plan of Development is approved subject to modifications specified in staff memoranda from:

1. Derrick Gregor, Assistant Town Engineer, dated March 16, 2016; and
2. Raymond Myette, Design Engineer, dated March 15, 2016 to Renata Bertotti.

and subject to the following conditions:

1. That the cross access agreement between the EHD zoned parcel and the GB zoned remaining land be recorded on the land records with the subdivision.
2. That the applicant demonstrates on the final plan that the proposed development meets parking requirements for multi-family elderly housing.
3. That the driveway connecting onto Hillstown Road must be gated as emergency access until the Hillstown Road improvements are completed and the Town Traffic Engineer has evaluated the accident history at the McDonald's driveway.

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

The reason for the approval is the proposed amendment is consistent with Manchester's Plan of Conservation and Development and specifically with Growth Management Principle 3 to Redevelop and Revitalize Existing Commercial Centers and Areas of Mixed Land Use.

The zone change will be effective on April 6, 2016.

BILL O'NEILL – Lot frontage line determination at 533R and 543 Gardner Street. – Lot Frontage Line Determination (2016-004)

Mr. Bill O'Neill, of 525 Gardner Street, Manchester, presented his request to modify the lot lines on his property to accommodate creation of two building lots at 533R and 543 Gardner Street. In order for the two lots to be building lots, Mr. O'Neill is requesting frontage interpretation at a building line by the Commission for the frontage on Wyneding Hill Road. Mr. O'Neill referred to a map of his lot and indicated how the lots might be configured and where the lot lines would be located.

Ms. Bertotti clarified that the proposal by Mr. O'Neill is to create two building lots at the end of Wyneding Hill Road. The zoning regulations define frontage as the length of the lot line as it abuts the street or the length of a line drawn across a lot, parallel to the street lot line at the required front yard depth when such method of determination is approved by the Commission for the specific lot. In other words, the lot frontage can be measured 50' back from the street. Such interpretation by the Commission will allow the creation of two buildable single-family lots. Should the Commission approve Mr. O'Neill's request, the future address for 533R and 543 Gardner Street will change to reflect their frontage on Wyneding Hill Road.

Mr. Prause asked how often the Planning and Zoning Commission has had to make these kinds of lot frontage line determinations. Mr. Pellegrini replied that this situation is unusual. He continued that when Wyneding Hill Road was built in the 60's, the Town bought most of the surrounding land. He noted that these are about the only building lots left in this area.

Lot Frontage Line Determination (2016-004)

MOTION: Mr. Stebe moved to issue the interpretation of a lot frontage under subsection 2 of the zoning definition as “the length of a line drawn across a lot parallel to the street lot line at the required front yard depth.” Mr. Stoppelman seconded the motion and all members voted in favor.

ADMINISTRATIVE REPORTS

- Administrative Approvals:
 - TMI Hospitality – Lot Line Revision (2016-007) – 109 and 121 Pavilions Drive

RECEIPT OF NEW APPLICATIONS

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (2016-025) – To revise Art. II, Sec. 9.13 to allow vending in business zones.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (2016-026) – To revise Art. I, Sec 2 and Art. II, Sec 18 to allow Inns as a special exception use in the Historic Zone.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – Zoning Regulation Amendment (2016-025) – To revise Art. I, Sec. 2 at the definition for Home-Conducted Occupation to delete language that prevented certain types of offices from being home-conducted occupations.

LAW OFFICES OF NICHOLAS T. KOCIAN, P.C. – Resubdivision (2016-030) – Resubdivision to create a parcel for an outbuilding at 346 Middle Turnpike West (a.k.a. 356 Middle Turnpike West).

TOWN OF MANCHESTER DEPARTMENT OF PUBLIC WORKS – Inland Wetlands Permit (2016-032); Erosion and Sedimentation Control (2016-033); Flood Plain Permit (2016-034) – Site improvements at Charter Oak Park.

The Chairman closed the business meeting at 9:51 p.m.

I certify these minutes were adopted on the following date:

May 2, 2016 _____
Date

Eric Prause, Chairman

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