

**MINUTES OF PUBLIC HEARING
HELD BY THE PLANNING AND ZONING COMMISSION
NOVEMBER 21, 2016**

ROLL CALL:

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

Alternate Member Sitting (For 2016-128 only) Teresa Ike

Alternate Members: Patrick Kennedy
Julian Stoppelman

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

Time Convened: 7:01 P.M.

Mr. Prause opened the Public Hearing by introducing the members of the Commission. Mr. Stebe read the legal notice.

WILLIAM FLEMMING – For a resubdivision at 26 Wilfred Road (a.k.a. 26-28 Wilfred Road). - Resubdivision (2016-122)

Mr. William Flemming, 26 Wilfred Road, Manchester, introduced himself and his wife, Karen. He provided the background and history of the request before the Commission. The request is to subdivide the house. In order to complete the subdivision, an additional water line would need to be added so that each side of the house would have its own access to water. The Building Inspector noted that sheet rock needed to be added in two small places in the basement. The subdivision would provide separate deeds and make it possible to sell the house in the future.

Mr. Kidd asked if there were other properties in the neighborhood, similar to this parcel, that were subdivided. Mr. Flemming responded that, other than the seven original homes in the neighborhood, all the other houses are two separate units.

Mr. Prause called for staff comments. Ms. Bertotti cited a clause in the zoning regulations that makes the dividing wall between the units critical. She continued that the other comments from staff are minor and technical in nature. She concluded that the Commission is prohibited from approving the subdivision request because of the sheet rock issue.

Mr. Prause asked if the Commission might approve the request if it made addressing the sheet rock a condition of approval.

Ms. Karen Flemming asked, if the subdivision was not accomplished until April, if it would be possible to approve the subdivision now. Ms. Bertotti replied that the discussion was centered on the legal approval, not the actual physical subdivision.

Mr. Kennedy cautioned against closing the Public Hearing when there was evidence that the property was not in compliance. He recommended leaving the Hearing open until the Commission has more evidence.

Mr. Kidd agreed with Mr. Kennedy about leaving the Public Hearing open. He felt that this was a reasonable idea and it made sense.

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

Ms. Bertotti noted that if the zoning requirements were met, staff would recommend approval.

Mr. Anderson offered that it would be good to leave the Public Hearing open so all the information would be part of the record.

Resubdivision (2016-122)

MOTION: Mr. Stebe moved to continue the public hearing on this application to allow the applicant the time to bring the common vertical wall in compliance with the CT Basic Building Code. Mr. Bergin seconded the motion and all members voted in favor.

The Chairman closed the Public Hearing portion of the meeting at 7:30 p.m.

I certify these minutes were adopted on the following date:

January 18, 2017
Date

Eric Prause, Chairman

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