

**MINUTES OF PUBLIC HEARING  
HELD BY THE PLANNING AND ZONING COMMISSION  
JULY 6, 2016**

**ROLL CALL:**

MEMBERS PRESENT: Eric Prause, Chairman  
Andy Kidd, Vice Chairman  
Timothy Bergin  
Jessica Scorso – Abstained from 2016-025

Alternate Member Sitting: Patrick Kennedy

Alternate Member Sitting  
for 2016-025 Only: Julian Stoppelman

Alternate Members: Teresa Ike

Absent: Michael Stebe

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

Time Convened: 7:00 P.M.

Mr. Prause opened the hearing by introducing the members of the Commission and having Mr. Bergin read the legal notice.

REDSTONE HOLDINGS, LLC – For a zone change from General Business to PRD zone and plan approval for construction of 27 units in two apartment buildings at 169 Red Stone Road. – PRD Zone Change and Preliminary and Detailed Plan of Development (2016-050)

Attorney Leonard Jacobs presented the proposal for the applicant. He began by describing the location of the proposed development site, as well as the surrounding parcels and their respective zoning designations. The project consists of the construction of two apartment buildings located on 2.79 acres at 169 Redstone Road. The two buildings will contain 27 one- and two-bedroom apartments.

Attorney Jacobs noted that the proposal before the Commission included a request for a zone change from General Business to Planned Residential Development (PRD) zone. He stated that the change to a PRD zone fits very well with the surrounding properties. Additionally, Mr. Jacob continued, the proposal includes a request for a waiver of the 15' landscaping barrier around the proposed cul-de-sac because the 8<sup>th</sup> Utilities Fire Marshal asked that the cul-de-sac be enlarged enough to accommodate the fire truck recently purchased by the 8<sup>th</sup> Utilities municipality.

Mr. Andrew Bushnell, FLB Architecture & Planning Inc., of East Hartford spoke next. He described the site in detail, discussing access, traffic, utilities and fire protection, drainage and runoff. The site's sole access is over an existing easement on Horizon Way, a private drive which connects to Tolland Turnpike. His Traffic Impact Statement reports that there is no adverse impact anticipated on vehicular traffic from the proposed development.

Mr. Bushnell went on to state that the site will be serviced by public water and sewer utilities. Natural gas and electric service will come into the development through Horizon Way. Both buildings will have sprinkler systems and two fire hydrants which have been approved by the 8<sup>th</sup> Utilities Fire Marshal and located under his direction.

Mr. Bushnell stated that the project calls for the use of catch basins to capture stormwater runoff.

Mr. Prause asked about the proposed drainage. Mr. Bushnell explained that stormwater from paved areas and roof runoff from Building #1 would be conveyed by pipe to the existing runoff for the Vintage at the Grove development. Stormwater from the paved area around the cul-de-sac and roof runoff from Building #2 will be naturally sent to the east where the area drains into the wetlands adjacent to Tolland Turnpike.

The next speaker was Mr. Jeff Burkhart, of FLB Architecture & Planning. He presented the architecture of the two buildings. He cited the open concept for the layout of the apartments, showing the location of entryways and stairwells. He showed the differences between the two buildings, noting that each apartment would include a small deck. He went on to describe the elevations of the buildings, passing out samples of the vinyl siding and the shingle siding along with PVC trim. He wrapped up by showing the elevations for the proposed carports, which have three protected sides.

Mr. Prause asked if there were any common spaces in either building. Mr. Burkhart said that there were not, other than the entryways and stairwells. Mr. Prause then asked what kind of recreational space was being planned. Mr. Burkhart responded that the landscaped open space surrounding the buildings would serve as recreational space.

Mr. Prause asked about the grading of the area around the proposed buildings. Mr. Burkhart showed the site plan and discussed the grading and slopes.

Ms. Scorso asked what types of materials would be used for soundproofing. Mr. Burkhart replied that the development plan calls for 6" studs with R20 batts between. He went on to state that energy efficient windows were the greatest sound proof barrier available.

Mr. Stoppelman asked if the plan called for burying the utilities and Mr. Burkhart replied that all utilities would be buried. Mr. Stoppelman went on to ask about the type of lighting that would be used in the parking lot and in the entryways of the buildings. Mr. Bushnell stated that a lighting designer had done the layout in accordance with zoning requirements. There will be 24-hour recessed lighting and emergency lighting.

Mr. Stoppelman noted his concern about the driveway entrance on Horizon Way and whether that street is wide enough to turn. He also asked if there was a stop sign at the driveway entrance. Mr. Burkhart said that there was a stop sign planned at the exit of the development and that Horizon Way was probably regulation size, which would be 24'.

The next speaker was Mr. John Alexopolous, who presented the landscaping plan. There are plans for a combination of evergreen and deciduous trees scattered throughout the development. Additionally, there will be various shrubs and perennial flowers throughout. Mr. Alexopolous mentioned the 15' landscaping barrier required in the PRD zone and the fact that in order to widen the cul-de-sac to accommodate the 8<sup>th</sup> Utilities' new fire truck, they were unable to maintain the 15' barrier and were requesting a waiver of this requirement for the area around the cul-de-sac.

Mr. Prause asked what kind of screening material was planned for the east side of the development. Mr. Alexopolous replied that there was natural screening material already existing along that edge of the development.

Attorney Jacobs wrapped up the presentation by stating that the proposal meets all the requirements and stated that they were ready to answer any questions Commission members might have.

Ms. Bertotti suggested that they present the erosion control plan. Mr. Bushnell showed the proposed drainage and storm water management plans for the project. He mentioned that the plan called for trap hoods in the catch basins to intercept debris. The plan calls for anti-tracking pads at the construction entrance on Horizon Way. A soil stockpile location has been designed to be surrounded by hay bales and silt fencing.

Mr. Prause asked where the power feed would come into the development. Mr. Richard Hayes, a Principal of Redstone Development stated that he believed the power came into the development from Redstone Road.

Mr. Prause asked if there were any provisions for storage for residents. Mr. Burkhart showed possible storage locations for residents including laundry areas and closets, but added that there was no plan for external storage spaces.

Mr. Prause asked if there was a plan in place for a new exit ramp from the interstate, and Mr. Pellegrini responded that there was some discussion of a new ramp in the area of this development years ago, but nothing has come of it and he feels that the emphasis now is on more mass transit systems.

Mr. Stoppelman asked if the sidewalk on Horizon Way was isolated. Mr. Bushnell stated that it continues to the clubhouse and connects to the sidewalk system at the Vintage at the Grove.

Mr. Prause asked for a description of the waiver request. Attorney Jacobs explained that they were asking for a reduction in the 15' landscaping requirement for the section on the western edge of the cul-de-sac in order to accommodate emergency vehicles from the 8<sup>th</sup> Utilities District.

Mr. Kidd asked if the idea of widening the cul-de-sac to accommodate the emergency vehicle had

been a request or a requirement from the 8<sup>th</sup> Utilities. Attorney Jacobs replied that it had been a request, which Redstone Holdings had volunteered to accommodate.

Mr. Prause asked how the color scheme of the exterior building materials compared with the neighboring properties. Mr. Burkhart replied that the proposed color of desert tan goes with everything. Mr. Prause went on to ask how the development will distinguish the proposed signage from the existing signage from neighboring developments. Mr. Hayes showed where they planned to place their sign.

Mr. Prause asked staff what the requirement was for the grade of open space. Ms. Bertotti answered that she believed the grading regulation for open spaces was only for 3-bedroom type of developments and intended to provide usable areas for children to play.

Mr. Prause called for public comments regarding the application. Hearing none, he asked for comments from staff. Ms. Bertotti responded that there were five outstanding comments from staff that were mostly minor and technical in nature. She continued by stating that the comments could be addressed as plan modifications. She also noted that the Planning Department had not received any communication from the public regarding the proposal.

Mr. Pellegrini added that the Planning Department did not have a plan for stormwater drainage for the site and he recommended that the Commission require a site drainage plan approved by the Town Engineer as a condition of approval. Mr. Pellegrini went on to note that he felt the Commission should request additional testimony regarding the exposed basement concrete wall on Building #2. Mr. Burkhart showed the elevations and noted that the basement area would be treated with stucco over the concrete wall, as well as some landscaping plantings.

Mr. Kennedy stated that he thought the issue of the cement wall was basically a technical matter. He didn't see any problem with adding a condition of approval to address the issue.

Mr. Kidd added that he concurred with Mr. Kennedy and he didn't see any reason not to proceed.

Mr. Hayes stated that their team met with the engineer that morning and that they had already agreed to proceed with the engineer's suggestions.

Mr. Kennedy moved to close the Public Hearing and Ms. Scorso seconded. All members voted in favor and the motion passed.

SHANTOK MOTORS MANCHESTER, LLC – Request a special exception under Art. II, Sec. 24.02.01 (h) and a certificate of location approval under Connecticut General Statutes 14-54 to allow used auto sales and auto repairs at 22 Spencer Street. – Special Exception (2016-054); Certificate of Location Approval (2016-066)

Attorney Stephen Penny, a Manchester attorney, presented for Shantok Motors Manchester, LLC, and the owners, Michael and Kimberly Yost. Attorney Penny began his presentation by describing the project at 22 Spencer Street, noting the size of the parcel (one half acre), the existing easement to Channing Drive, and the nature and zoning designation of the abutting properties. The applicant

intends to operate a used auto sales and repair business in the location, with parking for a total of 29 vehicles, including three parking spaces inside the building.

Attorney Penny stated that in the traffic Impact Statement, the applicant indicated that similar auto sales and repair facilities generate 15-20 trips per day and as such, the redevelopment of this site will not have an adverse impact on Spencer Street vehicular traffic volume. Additionally, the Town Traffic Engineer found no concerns regarding the traffic impact for this location.

Attorney Penny continued by citing specific special exception criteria and addressing each and how the applicant's proposal met each requirement. Attorney Penny noted that the only change to the layout of the site will be the removal of the existing dumpster and the placement of a new dumpster enclosure at the southeastern corner of the parcel.

Having addressed all of the Town of Manchester's regulations which are relevant to this application, Attorney Penny then addressed the location requirements of the Connecticut Department of Motor Vehicles which must be met before the applicant can be issued a used car dealer license. Attorney Penny went on to note that Connecticut's General Statutes provide no guidance regarding criteria for consideration when issuing a Certificate of Location Approval, but that criteria in place before 2003 included such factors as traffic conditions and the effect on public travel, the width of highways and the site's proximity to churches and schools. In summary, Attorney Penny advised the Commission that based on the location review, the proposed operation at this location will have no adverse impact on public safety, traffic conditions or the surrounding properties.

Mr. Prause asked what material was used in the retaining wall. Attorney Penny replied that that it was made of concrete block in good condition.

Mr. Prause called for comments from staff and Ms. Bertotti responded that there were no outstanding comments from staff regarding this application.

Mr. Prause continued by asking if the proposed parking spaces would be marked specifically for employee parking, customer parking, and so on. Attorney Penny answered that there were no plans to label parking spaces.

Ms. Scorso asked if there were any statutes in place regarding how long a vehicle might be kept onsite for repair and Attorney Penny said that he did not believe there were.

Mr. Prause called for public comments and there were none.

Mr. Kennedy moved to close the public hearing; Mr. Bergin seconded and all members voted in favor.

The Chairman closed the Public Hearing at 8:35 p.m.

I certify these minutes were adopted on the following date:

August 15, 2016 \_\_\_\_\_  
Date

\_\_\_\_\_  
Eric Prause, Chairman

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