

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
JANUARY 4, 2016**

ROLL CALL:

Members Present: Eric Prause, Chairman (recused for 2015-100)
Andy Kidd, Vice Chairman (recused for 2015-100)
Michael Stebe
Timothy Bergin
Jessica Scorso

Alternate Members Sitting for 2015-100 Only: Patrick Kennedy
Julian Stoppelman

Alternate Members: Teresa Ike

Also Present: Renata Bertotti, Senior Planner
Matthew Bordeaux, Environmental Planner
Karen Logan, Recording Secretary

Time Convened: 9:18 P.M.

TOWN OF MANCHESTER PLANNING AND ZONING COMMISSION – (continued from
December 7, 2015) To repeal Article IV, Section 13 (Signs) and replace it with a revised Article
IV, Section 13 (Signs). – Zoning Regulation Amendment (2015-100)

Mr. Stebe said this proposal had gone through a great deal of vetting, and although there is always room for improvement, his opinion was that the regulations could be tweaked as we move forward. He commended the Planning staff for their hard work on the proposal and said he felt it was a good step forward.

Ms. Scorso indicated that she was concerned about the issue of sign illumination near residential zones and asked if other local towns regulate the amount of time that signs may be illuminated. Ms. Bertotti said that some towns do regulate the hours that a sign may be illuminated.

Zoning Regulation Amendment (2015-100)

MOTION: Mr. Kennedy moved to approve the Zoning Regulation Amendment (2015-100) to repeal Article IV, Section 13 (Signs) and replace it with a revised Article IV, Section 13 (Signs). Mr. Stebe seconded the motion and Ms. Scorso, Mr. Bergin, and Mr. Stoppelman voted in favor. Mr. Prause and Mr. Kidd recused themselves.

The reasons for the approval are that the proposed regulation amendment is consistent with the Plan of Conservation and Development, it addresses a number of regulatory deficiencies in Article IV Section 13, and its format is more user-friendly.

The zoning regulation amendment will become effective on January 25, 2016.

STEVEN GEMME – Request a special exception under Art. II Sec. 24.02.01 (d) for construction of a bank with a drive-through at 299 Middle Turnpike West. – Special Exception (2015-103); Design Overlay Review (2015-104)

Mr. Stebe stated he felt the design of the Farmington Bank building and its aesthetics complement the neighborhood. The traffic issue may be problematic, he said, but those issues can be dealt with at a later date.

Mr. Kidd echoed Mr. Stebe's comments. This building is a step in the right direction, he said. He also had some concern about traffic, but he felt that could be addressed with a condition of approval. He noted that the ownership and maintenance of the fence would be easy to deal with, working with Town staff to provide proper signage. If the applicant is willing to adjust the lighting if it impacts residents, there is no reason not to move forward, he said.

Mr. Prause noted that the proposed building is an improvement to the area. The traffic flow, as presented, seems like the best scenario, given the condition and location of abutting properties. Mr. Stebe stated that he hopes the applicant is willing to make an effort to make the style of fencing uniform on the north side of the property.

Special Exception (2015-103)

MOTION: Mr. Kidd moved to approve the special exception for the construction of a bank with a drive-through, with the modifications as specified in staff memoranda from:

1. Derrick Gregor, Assistant Town Engineer, dated December 23, 2015;
2. Raymond Myette, Jr., Design Engineer, dated December 23, 2015;
3. Jim Mayer, Traffic Engineer, dated December 22, 2015 to Renata Bertotti.

and with the following conditions:

1. If the applicant owns the existing stockade fence they will improve it accordingly and match the existing vinyl fencing on the abutting properties.
2. The applicant will work with the Town Traffic Engineer to ensure proper directional traffic flow signage is added.
3. The applicant will adjust the LED lights to ensure there is minimal impact to neighboring residential properties.

Ms. Scorso seconded the motion and all members voted in favor.

The reason for the approval is that the proposal is consistent with the special exception criteria in Article IV Section 20.

Design Overlay Review (2015-104)

Mr. Prause noted that he appreciated the applicant's pictures of neighboring businesses and he felt that the proposed building was compatible with the Design Overlay Zone.

MOTION: Mr. Bergin moved to approve the construction of a new building in a Design Overlay Zone. Mr. Stebe seconded the motion and all members voted in favor.

The reason for the approval is that the proposed building meets the criteria of Article II Section 25.

TOWN OF MANCHESTER – Renovation of existing track and field at Manchester High School at 134 Middle Turnpike East. – Erosion and Sedimentation Control Plan (2015-112); Special Exception Modification (2015-113)

Mr. Eric Royce, of BSC Group in Glastonbury, Connecticut, presented the details of this proposal to fully renovate the running track and to convert the athletics field to synthetic turf at Manchester High School. The improvements will also include the installation of other track and field event components, such as a high jump and a pole vault; chain link fencing; asphalt and concrete paving; and drainage structures.

The turf conversion will include the removal of 10" of topsoil and the installation of a new drainage base. The proposal includes erosion and sedimentation control measures, including an anti-tracking construction entrance and silt sacks to be installed in existing catch basins. Soil stockpile and temporary concrete washout areas will also be included.

Mr. Royce concluded by noting that the Town is hoping to go to bid as soon as possible, with construction taking place during the summer months.

Mr. Kidd asked if artificial turf was considered to be tougher on athletes' joints. Mr. Royce replied that modern turf is much more forgiving than AstroTurf used to be. The surface is a combination of rubber and sand and the surface is softer and more forgiving. Mr. Kidd went on to ask what the maintenance cost estimates are for artificial turf. Mr. Royce responded that maintenance cost for a natural turf field is about \$25,000 to \$30,000 annually; for artificial turf the cost is about \$5,000 per year.

Mr. Kidd asked if the board of Education approved this project and Mr. Royce indicated that was correct.

Mr. Bergin asked Mr. Royce to discuss the replacement costs for an artificial turf field, once the life of the turf has been reached, in 12 to 14 years. Mr. Royce noted that the cost would probably be around \$350,000 in today's dollars.

Mr. Prause referenced the Erosion and Sedimentation Control Plan, asking if the drain basins shown on the plan are currently existing. Mr. Royce replied that there are currently about 16 existing drain basins; the project will use as many of those basins as possible, and other drains will also be added.

Mr. Prause called for comments from staff. Ms. Bertotti indicated that there were just two outstanding comments from staff. These comments were minor and technical in nature. She said staff was comfortable with proceeding with conditions of approval to address these comments.

Erosion and Sedimentation Control Plan (2015-112)

MOTION: Mr. Stebe moved to approve the erosion and sedimentation control plan for renovation of the running track and conversion of the athletic field to synthetic turf at Manchester High School, with the modifications as specified in staff memoranda from:

1. Michelle Govoni, Civil Engineer, dated December 16, 2015 to Renata Bertotti; and from
2. Renata Bertotti, Senior Planner, dated December 16, 2015 to Luke McCoy.

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

Special Exception Modification (2015-113)

MOTION: Ms. Scorso moved to approve the special exception modification for renovation of the running track and conversion of the athletic field to synthetic turf at Manchester High School, with the modifications as specified in staff memoranda from:

1. Michelle Govoni, Civil Engineer, dated December 16, 2015 to Renata Bertotti; and
2. Renata Bertotti, Senior Planner, dated December 16, 2015 to Luke McCoy.

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

ELECTION OF OFFICERS:

MOTION: Mr. Stoppelman nominated Mr. Prause as Chair. Ms. Scorso seconded the motion and all members voted in favor.

MOTION: Mr. Stoppelman nominated Mr. Kidd as Vice Chair. Ms. Scorso seconded the motion and all members voted in favor.

MOTION: Mr. Stoppelman nominated Mr. Stebe as Secretary. Ms. Scorso seconded the motion and all members voted in favor.

APPOINTMENTS TO CAPITOL REGIONAL PLANNING COMMISSION

Ms. Bertotti explained what the Capitol Regional Planning Commission is and what issues they deal with. She added that each municipality appoints a regular member and an alternate member.

Mr. Stoppelman was an alternate and stated that Mr. Brown had been a good representative for the Town of Manchester. Mr. Kidd agreed that Mr. Brown had done a good job representing the

town and that he had attended every meeting.

Mr. Stoppelman stated that he was willing to be the representative and Mr. Bergin volunteered to serve as an alternate.

Mr. Stoppelman was nominated as a regular member and Mr. Bergin as an alternate member to the Capitol Regional Planning Commission. All members were in favor.

RECEIPT OF NEW APPLICATIONS

RICHARD NUGENT & STEPHANIE WINSLOW – Inland Wetlands Permit – Determination of Significant Impact (2015-117); Inland Wetlands Permit (2015-117) – Change property grading to increase usable outdoor living space at 4 Trevor Court.

Mr. Kidd moved to adjourn the meeting. Mr. Stebe seconded the motion and all members voted in favor.

The Chairman closed the business meeting at 10:10 p.m.

I certify these minutes were adopted on the following date:

February 1, 2016
Date

Eric Prause, Chairman

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