

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
JULY 18, 2016**

ROLL CALL:

MEMBERS PRESENT: Andy Kidd, Vice Chairman
 Michael Stebe, Secretary
 Jessica Scorso

Alternate Members Sitting: Julian Stoppelman (Sitting)
 Teresa Ike (Sitting)

Alternates: Patrick Kennedy

Absent: Eric Prause, Chair
 Timothy Bergin

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

Time Convened: 7:00 P.M.

NEW BUSINESS

WATERSTONE RETAIL DEVELOPMENT, INC – For a development on a site which is four (4) acres or larger in size and for a use which requires automobile parking spaces in excess of 60 to construct a corporate headquarters office building and associated site development at 444 Tolland Turnpike, a.k.a. 434 Tolland Turnpike; and for a building addition and to expand the existing parking at 428 Tolland Turnpike. - Special Exception (2016-058); Erosion and Sedimentation Control (2016-059); Erosion and Sedimentation Control (2016-060); Special Exception Modification (2016-061)

Mr. Stebe asked staff if the final plan would be forthcoming after the vote. Ms. Bertotti responded that under special exceptions, very often the preliminary and final plans are combined.

Mr. Stoppelman asked Ms. Bertotti to discuss the staff memoranda. Ms. Bertotti explained the three staff memoranda with outstanding comments which were minor and technical in nature. She concluded by recommending approval with modifications.

Mr. Kidd stated that this looked like a very positive addition for Manchester and Bob's.

Mr. Stebe echoed the comments of Mr. Kidd. The applicant has invested a great deal of time and

effort in this application and has invested in Manchester. This will be a benefit to the town and the community.

Mr. Stoppelman also echoed the others' remarks. This will be a tremendous asset to the town and he appreciated the effort that went into the design and the application.

444 Tolland Turnpike, a.k.a. 434 Tolland Turnpike

Special Exception (2016-058)

MOTION: Mr. Stebe moved to approve the special exception under Art. II Sec. 9.14.02 (a) and (b) for a development on a site which is four (4) acres or larger in size and for a use which requires automobile parking spaces in excess of 60 to construct a corporate headquarters office building and associated site development at 444 Tolland Turnpike, a.k.a. 434 Tolland Turnpike, with the following modifications:

As specified in staff memoranda from:

1. Jim Mayer, Traffic Engineer, dated July 8, 2016;
2. Raymond Myette, Design Engineer, dated July 8, 2016;
3. Michelle Handfield, Assistant Town Engineer, dated July 8, 2016 to Renata Bertotti.

And:

4. A revised utility plan with the addition of the generator to be reviewed and approved by Town staff.

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

The reason for the approval was the proposed development meets the special exception criteria of Article IV Section 20 of the zoning regulations.

Erosion and Sedimentation Control (2016-059)

MOTION: Mr. Stebe moved to certify the erosion and sedimentation control plan with the modifications as specified in staff memoranda from:

1. Michelle Handfield, Assistant Town Engineer, dated July 8, 2016 to Renata Bertotti.

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

428 Tolland Turnpike

Erosion and Sedimentation Control (2016-060)

MOTION: Mr. Stebe moved to certify the erosion and sedimentation control plan with the modifications as specified in staff memoranda from:

1. Michelle Handfield, Assistant Town Engineer, dated July 8, 2016 to Renata Bertotti.

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

Special Exception Modification (2016-061)

MOTION: Mr. Stebe moved to approve the special exception modification at 428 Tolland Turnpike with the modifications as specified in staff memoranda from:

1. Jim Mayer, Traffic Engineer, dated July 8, 2016;
2. Raymond Myette, Design Engineer, dated July 8, 2016;
3. Michelle Handfield, Assistant Town Engineer, dated July 8, 2016 to Renata Bertotti.

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

The reason for the approval was that the proposed development meets the special exception criteria of Article IV Section 20 of the zoning regulations.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – To revise Art. I, Sec. 2 at the definition for Home-Conducted Occupation to delete language that prevented certain business offices from being home-conducted occupations, and Art. II, Sec. 1.03.01 (r) – Zoning Regulation Amendment (2016-027)

Mr. Stebe commented that the changes are warranted and the clarification of criteria is definitely helpful.

Mr. Stoppelman stated that he was happy to bring the regulations into the 21st century.

Ms. Scorso said she understood the Chair's reservations about the stock and trade language, but did not feel it was a concern.

Mr. Kidd agreed that the proposed amendment was generally a positive change and he supported the proposal.

Zoning Regulation Amendment (2016-027)

MOTION: Mr. Stebe moved to approve the zoning regulation amendment to revise Art. I, Sec. 2 at the definition for Home-Conducted Occupation to delete language that prevented certain business offices from being home-conducted occupations, and Art. II Sec. 1.03.01 (r) to modify the criteria for home-conducted occupations. Mr. Stoppelman seconded the motion and all members voted in favor.

The reason for the approval was that the proposed amendment promotes health, safety and welfare.

The zoning regulation amendment will be effective on August 10, 2016.

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – To revise Art. II Sec. 18.03.02 to allow breweries and brewpubs as special exception uses in the Historic Zone. – Zoning Regulation Amendment (2016-074)

Mr. Stoppelman felt that the proposed amendment was a logical extension of the Historic Zone.

Mr. Kidd stated that the proposed amendment was a positive change to the regulations and he supported it.

Zoning Regulation Amendment (2016-074)

MOTION: Mr. Stebe moved to approve the zoning regulation amendment to revise Art. II Sec. 18.03.02 to allow breweries and brewpubs as special exception uses in the Historic Zone. Ms. Scorso seconded the motion and all members voted in favor.

The reason for the approval was that the proposed regulation amendment is consistent with the Manchester Plan of Conservation and Development goals and objectives of:

- Attracting and expanding desirable industries
- Promoting adaptive reuse and incentivizing adaptive reuse of vacant and underutilized sites and buildings
- Promoting vibrant, walkable neighborhoods

The zoning regulation amendment will be effective on July 29, 2016.

TOM STAGIS – Temporary outdoor tent sales at PC Richards at 230 Hale Road, CUD zone. Modification of the previous approval to allow the change of the sale dates. – CUD Detailed Plan Modification (2014-075)

Ms. Bertotti presented for the applicant, who had approval to run a tent sale, but wanted to change the dates of the sale.

Mr. Stebe stated that the only change being considered was the dates of the sale and he supported approval of the modification.

Ms. Ike noticed that the number of days that the sale would run were different and asked if there were any concerns regarding the duration of the sale. Ms. Bertotti said there were no concerns regarding the duration of the sale.

Mr. Kidd stated that the request was fairly straightforward and he approved.

CUD Detailed Plan Modification (2014-075)

MOTION: Mr. Stoppelman moved to approve the modification of the previous approval to allow the change of the sale dates to September 6 through September 20, 2016. Ms. Scorso seconded the motion and all members voted in favor.

ADMINISTRATIVE REPORTS

Ms. Bertotti reported that there had been legislative changes in how Certificate of Location Approvals for automotive businesses were granted. The revised regulation transferred authority for granting these certificates to the Planning Commission.

RECEIPT OF NEW APPLICATIONS

T-MOBILE NORTHEAST, LLC – Historic Zone Site Plan Modification (2016-088) – For addition of three (3) new antennas to the existing wireless telecommunications facility at 63 Elm Street.

TOWN OF MANCHESTER – Erosion and Sedimentation Control Plan (2016-090); Special Exception Modification (2016-091) – For renovations to Waddell Elementary School at 163 Broad Street.

The Chairman closed the business meeting at 9:40 p.m.

I certify these minutes were adopted on the following date:

September 19, 2016
Date

Eric Prause, Chairman

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