

**MINUTES OF THE BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
FEBRUARY 1, 2017**

ROLL CALL:

Members Present: Eric Prause, Chairman
Timothy Bergin

Alternate Member Sitting: Patrick Kennedy
Julian Stoppelman

Absent: Andy Kidd, Vice Chairman
Michael Stebe, Secretary
Jessica Scorso
Teresa Ike

Also Present: Gary Anderson, Director of Planning
Renata Bertotti, Senior Planner
Matthew Bordeaux, Environmental Planner
and Wetlands Agent
Judith Schuberth, Senior Administrative Secretary

NEW BUSINESS:

MOTION: Mr. Stoppelman made the motion to move Item 3 under New Business of the Agenda to Item 1. Mr. Bergin seconded the motion and all members voted in favor.

JONATHAN C. KEANE– For construction of a single family house within the 100' upland review area at 4 Fir Grove Road, Rural Residence zone. – Inland Wetlands Permit – Determination of Significance (2017-006); Inland Wetlands Permit (2017-006)

Mr. Thad King said the proposal is for a single family home with septic system and well on the last lot of this subdivision. At the time of this subdivision, there was a 50-foot upland review area but that subdivision has expired and now the wetland upland review area is 100 feet. Mr. King reviewed the original delineation of 50 feet and the delineation of 100 feet on the site plan. Soil testing has been completed to confirm the septic system location. Standard erosion and sediment control measures will be followed, including silt fencing around the topsoil stockpile. To minimize excavation, the septic system and the home location have been switched compared to the original approval. The septic system will be located in a better draining soils location. This will also minimize impacts to the wetlands.

Mr. Bordeaux said there were no outstanding comments on this application. When it was originally approved, the project was substantially outside the 50-foot upland review area and no impacts have changed from the original proposal. The switch of the house and septic system location is more conducive to a less impactful construction activity on the site and the approval is recommended, he said.

In response to questions from Mr. Stoppelman, Mr. Bordeaux said this wetland is of greater importance than the average wetland. The wetland is part of a system that moves northwesterly from Millers Pond to Buckland Pond and there is a loop trail around Buckland Pond. The proposed activity has an adequate buffer and best management practices and the proposed erosion and sedimentation controls should adequately prevent any impact on the wetlands during construction, he said.

Inland Wetlands Permit – Determination of Significance (2017-006)

MOTION: Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2017-006 will not have a significant impact on the wetlands and therefore will not require a public hearing. Mr. Stoppelman seconded the motion and all members voted in favor.

Mr. Prause said since it was approved when the 50-foot upland review area was in place and since the best management practices are being followed, there should not be an impact on the wetlands.

Inland Wetlands Permit (2017-006)

MOTION: Mr. Kennedy moved to approve the inland wetlands permit. Mr. Stoppelman seconded the motion and all members voted in favor.

The reason for the approval was that the proposed activity does not disturb the natural or indigenous character of the land by significant impact or major effect.

The approval is valid for 5 years. The work in the regulated area must be completed within one year of commencement.

EVERGREEN CROSSING, LLC – To add one additional multifamily building with 26 units at 317 New State Road, Planned Residential Development zone. - PRD Zone Change and Combined Preliminary and Detailed Plan of Development (2016-139); Inland Wetlands Permit – Determination of Significance (2016-140); Inland Wetlands Permit (2016-140); Erosion and Sedimentation Control Plan (2016-141)

Inland Wetlands Permit – Determination of Significance (2016-140)

MOTION: Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application 2016-140 will not have a significant impact on the wetlands and therefore will not require a public hearing. Mr. Stoppelman seconded the motion and all members voted in favor.

Mr. Prause said the wetland is really a drainage swale created during I-84 construction, there is no removal of material in the actual wetland or watercourse, and it primarily serves as a stormwater swale. There is no work being done in the wetland and the proposal does not seem to have much of an impact.

The reason for the approval was the work would not have a significant impact on the wetlands and therefore will not require a public hearing.

Inland Wetlands Permit (2016-140)

MOTION: Mr. Kennedy moved to approve the inland wetlands permit. Mr. Stoppelman seconded the motion and all members voted in favor.

The reason for the approval was that the proposed activity does not disturb the natural or indigenous character of the land by significant impact or major effect.

The approval is valid for 5 years. The work in the regulated area must be completed within one year of commencement.

PRD Zone Change and Combined Preliminary and Detailed Plan of Development (2016-139)

MOTION: Mr. Kennedy moved to approve the PRD zone change and the combined application for the Preliminary and Detailed Site Development Plan at 317 New State Road, with the modifications for the Detailed Site Development Plan as specified in staff memoranda from:

1. Shawn Morris, Deputy Fire Marshal, Manchester Fire 8th District, dated January 20, 2017;
2. Bernard Kalansuriya, Design Engineer, dated January 20, 2017;
3. Jim Davis, Zoning Enforcement Officer, dated January 17, 2017; and
4. Michelle Handfield, Assistant Town Engineer, dated January 20, 2017.

And to approve a waiver of Article II, Section 7.04.03, finding that the existing foliage is sufficient to meet the intent of that regulatory requirement.

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

The reason for the approval is that the proposed zone change is consistent with the existing zoning and the Manchester 2020 Plan of Conservation and Development, in particular its Growth Management Principle #5: Expand Housing Opportunities.

Mr. Stoppelman said he was very happy with the success of this project and the increase in housing stock.

Mr. Prause is pleased that the development has been so successful with so little impact on Town resources. He said he was concerned with the building's proximity to the road.

Erosion and Sedimentation Control Plan (2016-141)

MOTION: Mr. Kennedy moved to certify the erosion and sedimentation control plan. Mr. Bergin seconded the motion and all members voted in favor.

LABYRINTH BREWING – For a brewpub at 148 Forest Street and associated site work at 148 and 126 Forest Street, Historic zone. - Special Exception (2016-143); Erosion and Sedimentation Control Plan (2016-144)

Mr. Bergin said the concerns from area residents regarding the intersection and traffic in the area are valid, but because of the testimony of the applicant's traffic engineer, the removal of the

second driveway, and because the brewpub use is different than a bar, he will support this application.

Mr. Kennedy agreed with Mr. Bergin's comments. He appreciates the concerns of the neighbors but the traffic report indicates that it is existing traffic and the additional traffic from the brewery will not add substantially to the area. There are permitted uses that would be bigger traffic generators such as offices, clubs, lodges, and fraternities. The traffic engineer's analysis convinced him that there will not be much impact to the area, he said.

Mr. Stoppelman said the main reason he is in favor of approving the application is that it is a good reuse of the property and an improvement to the conditions presently at the site.

148 Forest Street

Special Exception (2016-143)

MOTION: Mr. Kennedy moved to approve the special exception to allow a brewpub at 148 Forest Street, Historic zone, with the modifications as specified in staff memoranda from:

1. Jim Mayer, Traffic Engineer, dated February 1, 2017;
2. Matthew R. Bordeaux, Environmental Planner, dated February 1, 2017;
3. Raymond Myette, Design Engineer, dated January 19, 2017;
4. Jim Davis, Zoning Enforcement Officer, dated January 25, 2017;
5. Michelle Handfield, Assistant Town Engineer, dated January 20, 2017;
and
6. Renata Bertotti, Senior Planner, dated February 1, 2017.

Mr. Prause agreed with the other members' comments and added that the majority of the business will be retail sales with some on-site consumption. The clientele who will patronize this business are not people looking to go to a bar, but rather people who wish to experience the process of beer making, to talk with the people who make beer, and to taste different kinds of beers that are freshly brewed. The improvements to the site will probably improve the safety of the intersection when the second driveway is closed off. He agreed that there are speeding issues but those are existing problems which should be followed up with enforcement, he said.

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

The reason for the approval is that the proposal meets the special exception criteria in the Historic Zone and those listed in Article IV Section 20 of the zoning regulations.

148 and 126 Forest Street

Erosion and Sedimentation Control Plan (2016-144)

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

1. Matthew R. Bordeaux, Environmental Planner, dated February 1, 2017;
2. Michelle Handfield, Assistant Town Engineer, dated January 20, 2017;
and

3. Renata Bertotti, Senior Planner, dated February 1, 2017.

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

HILLIARD MILLS, LLC – Pre-Application Review to discuss a possible amendment to the Zoning Regulations at Art. II Sec. 16.15.02 to add banquet halls as a special exception use in the Industrial Zone.

Mr. Peter Bonzani, owner of 640-642 Hilliard Street, 370 Adams Street, said he met with Town personnel to discuss the potential use of one of the buildings as a banquet hall and the Town suggested the pre-application review of a zoning regulation text amendment with the Commission.

Ms. Bertotti said that banquet halls are allowed in Industrial zone if they are a part of a hotel. Standalone banquet halls, however, are not allowed. Mr. Bonzani's options were to apply for a use variance or to propose a text amendment to allow standalone banquet halls in the Industrial zone.

Mr. Prause said that this is a pre-application review and the Commission is not bound by their stated opinions tonight.

Mr. Kennedy said Maneely's in South Windsor is in an Industrial zone and Lenote in East Windsor is in an industrial park, and he is not aware of any issues with these banquet halls. Banquet facilities are not a use he is concerned with in an industrial zone because there would be a limited number of them and the tax generation could be beneficial.

Mr. Stoppelman said when he thinks of industrial zones he thinks of empty buildings, so we have to reconsider industrial zones and what should happen to them. There does not seem to be a problem with banquet halls in the industrial area.

In response to a question from Mr. Stoppelman, Mr. Anderson reviewed the industrial areas in Town.

Mr. Prause said there is not a definition of banquet hall in the zoning regulations. He asked where banquet halls are allowed at this time. Ms. Bertotti said that they are only allowed in the industrial zone when they are part of a hotel, and that there is not a definition of banquet halls in the regulations, so that would be added as part of the proposed text amendment.

In response to a question from Mr. Prause, Ms. Bertotti said the parking requirement for a banquet hall is the same as for indoor restaurants. When Mr. Bonzani met with staff, Ms. Bertotti recommended the use be proposed as a special exception use and Mr. Prause agreed.

In response to a question from Mr. Prause, Mr. Bonzani said that this project is in the planning stages and he does not have any specific questions, but was interested in the Commission's opinion and concerns they may have.

In response to a question from Mr. Stoppelman, Mr. Bonzani said the hall would not have cooking on site, but rather a small kitchen for warming cabinets and catering service. Currently at the site there is a caterer, a photographer, an event planner, a sound studio and other complementary businesses. It would be a good fit for the Town as there are no banquet facilities in Town.

In response to question from Mr. Prause, Mr. Bonzani said he is considering utilizing the green space and Bigelow Brook for some outdoor space in conjunction with the banquet facility.

In response to a question from Mr. Stoppelman, Mr. Bonzani said he has close to 30 tenants at this time.

In response to a question from Mr. Prause, Ms. Bertotti said the proposal for outdoor entertainment which will be presented at the next Commission meeting does not include the Industrial zone. With this text amendment, a provision would have to be added that such outdoor entertainment is limited to banquet halls under the special exception.

ADMINISTRATIVE REPORTS

Mr. Bertotti reported that she administratively approved a lot line revision involving a transfer of property from lot #85 with an address of 42 Westwood Street to 34 Westwood Street.

APPROVAL OF MINUTES

January 18, 2017 – Business Meeting/Workshop

MOTION: Mr. Kennedy moved to approve the minutes as written. Mr. Bergin seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. TOWN OF MANCHESTER – Inland Wetlands Permit (2017-008); Erosion and Sedimentation Control Plan (2017-009) – For extension of Center Springs Park and construction of a 10-stall parking lot and 570 feet of bituminous concrete multi-use trail at 363 Broad Street.

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

I certify these minutes were adopted on the following date:

March 6, 2017

Date

Eric Prause, Chairman

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

R:\Planning\PZC\2017\02 - February 1\Minutes\PZC BM Minutes - 01 FEB 2017.docx