

**MINUTES OF BUSINESS MEETING  
HELD BY THE PLANNING AND ZONING COMMISSION  
MARCH 6, 2017**

**ROLL CALL:**

Members Present: Eric Prause, Chairman  
Michael Stebe, Secretary  
Jessica Scorso

Alternate Members Sitting: Patrick Kennedy  
Teresa Ike

Absent: Andy Kidd, Vice Chairman  
Timothy Bergin  
Julian Stoppelman

Also Present: Renata Bertotti, Senior Planner  
Nancy Martel, Recording Secretary

Time Convened: 7:28 P.M.

**NEW BUSINESS:**

ALEX AND ROSHAN PATEL – To revise Art. I, Sec. 2.01 to add definitions for “go-kart” and “go-kart track,” and to revise Art. II, Sec. 24.02.01 to add outdoor go-kart tracks as a special exception use in the General Business zone. - Zoning Regulation Amendment (2017-007)

Mr. Prause opened the Business Meeting.

Mr. Kennedy stated, given the wide latitude when considering neighborhood compatibility and suitability, and the fact that the use is specifically limited to rental by the public, he would approve this amendment, using the special exception criteria to eliminate unsuitable proposals.

Mr. Stebe commented that he suggested adding more detail to the special exception criteria for go-karts. He referred to the additional stipulations recently adopted for outdoor entertainment, which included time and noise restrictions, as well as the ability to impose additional requirements if the property is in close proximity to places of worship, schools and residential areas. Mr. Stebe felt it necessary that applicants include, in addition to the exact size of the go-karts, the specifications regarding torque and horsepower of the engines. In his opinion, staff needs to notify applicants to supply such details.

Mr. Prause expressed that the Commission has never received a similar application, likely due to the neighboring town’s competition. He stated that the General Business zone is a mixed use district suitable for entertainment. He reiterated that the Commission has strict special exception criteria to eliminate nuisances from these uses.

Zoning Regulation Amendment (2017-007)

**MOTION:** Mr. Kennedy moved to approve the zoning regulation amendment to add definitions for “go-kart” and “go-kart track,” and to allow outdoor go-kart tracks as a special exception use in the General Business zone.

The reason for the approval is that the proposed amendment is consistent with the Manchester 2020 Plan of Conservation and Development, specifically the goals of redeveloping and revitalizing commercial centers in areas of mixed land use where there is existing physical infrastructure. The zoning regulation amendment will be effective on March 23, 2017.

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

CALAMAR, INC. – To remove a condition of approval for application 2016-009 at 188 Spencer Street.

Ms. Bertotti stated that, as part of the Calamar preliminary plan of development application, the Commission included as a condition of approval a requirement that the access connecting Calamar’s property to the McDonald’s property and then to Hillstown Road be gated, allowing access for emergency purposes only, until the work on Hillstown Road was completed and the Town Traffic Engineer evaluated the operation of that driveway. She referred to a memo from Mr. Jim Mayer, the Town Traffic Engineer, stating that, based on his review of crash data compiled for the past 2 years, he recommends removal of the condition. Ms. Bertotti requested the Commission remove the condition of the approval, and said staff will advise the applicant to refile the Certificate of Approval in the land records.

Mr. Prause requested clarification, noting that the data Mr. Mayer cites is current through January 28, 2017, and Mr. Mayer states that there have been no additional crashes at the driveway. Mr. Prause asked if Mr. Mayer’s statement meant that there have been no crashes since the road has been widened.

Ms. Bertotti indicated that, based on what Mr. Mayer had explained to her, the gate was not necessary because the number of accidents was relatively minor, and the driveway has functioned properly since the completion of the road work and since McDonald’s has been in operation.

Mr. Prause asked Ms. Bertotti when the road expansion project was completed, to which she replied she had no knowledge of the exact date. A discussion was held between Commission members regarding their recollections.

Mr. Kennedy stated that his interpretation of Mr. Mayer’s comments was that there have been no traffic problems or crashes since the road widening project.

Ms. Ike expressed her uneasiness with the relatively short data timeframe.

Mr. Prause inquired why the applicant is requesting removal of the condition.

Ms. Bertotti explained that the applicant did not request the removal. It is incumbent upon the Planning Department to evaluate and submit a report to the Commission. Ms. Bertotti went on to state that if the Commission would prefer, Mr. Mayer could submit a report at a later date.

Ms. Scorso suggested that data be reviewed after a sufficient time period had passed.

Mr. Kennedy stated that he would be comfortable removing the condition at this time, but recognizes other members' reticence.

Mr. Stebe echoed Ms. Ike's statement and would like to see data gained after removal of the college's traffic diversion due to the road widening project. Construction cannot begin until after the spring thaw, affording the Commission's postponement of an immediate decision.

Ms. Bertotti asked the Commission for a new timeframe to relay to Mr. Mayer to collect the data.

Mr. Prause inquired whether the Commission's concern is over the exact timeframe dates, or the timeframe length.

Ms. Ike replied that, in her opinion, it is both the length of the timeline as well as the dates of the timeline.

Mr. Prause suggested a year's worth of data, to which Ms. Ike replied that it should be the year following the completion of the project.

Ms. Bertotti expressed that this delay will not pose a problem to the applicant, as construction has not begun.

Mr. Kennedy informed the members that a motion to table would be directed to an actual motion on the floor.

Mr. Prause stated that without objections, the Commission will move on to the next item on the agenda.

#### **ADMINISTRATIVE REPORTS:**

Ms. Bertotti stated that she had no administrative reports.

#### **APPROVAL OF MINUTES:**

December 12, 2016 – Public Hearing/Business Meeting/Workshop

**MOTION:** Mr. Kennedy moved to approve the minutes of the Public Hearing, Business Meeting and Workshop of December 12, 2016 as written. Ms. Scorso seconded the motion and all members voted in favor.

February 1, 2017 – Public Hearing/Business Meeting

**MOTION:** Mr. Kennedy made a motion to approve the minutes of the Public Hearing and Business Meeting of February 1, 2017 as written. Ms. Scorso seconded the motion and all members voted in favor.

#### **RECEIPT OF NEW APPLICATIONS:**

1. Manchester Country Club, Inc. – Special Exception Modification (2017-013) – For a special exception modification under Art. II, Sec. 2.02.07 for construction of a turf maintenance structure at 535 South Main Street.

2. **Thanh Dai – Historic Zone Site Plan Modification (2017-015)** – To repair the porch and siding, replace the roof and windows, pave the driveway, and add a 2-car garage and balcony at 78 Forest Street.
  
3. **Tolland Turnpike Motors, LLC – Special Exception (2017-016); Erosion and Sedimentation Control Plan (2017-017); Flood Plain Permit (2017-018)** – Request a Special Exception under Art. II Sec. 24.02.01 (h) for used auto sales at 1 Tolland Turnpike.

The Chairman closed the business meeting at 7:52 P.M.

I certify these minutes were adopted on the following date:

April 3, 2017  
Date

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Eric Prause, Chairman

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