

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
APRIL 16, 2018**

ROLL CALL:

Members Present: Eric Prause, Chairman
Andy Kidd, Vice Chairman
Michael Stebe, Secretary
Timothy Bergin
Jessica Scorso

Alternates: Patrick Kennedy
Jay Stoppelman
Teresa Ike

Also Present: Gary Anderson, Director of Planning
Renata Bertotti, Senior Planner
Matthew Bordeaux, Environmental Planner/
Wetlands Agent
Nancy Martel, Recording Secretary

The Chairman opened the business meeting at 7:26 P.M.

NEW BUSINESS:

TOWN OF MANCHESTER PLANNING & ZONING COMMISSION – To revise Art. I, Sec. 3.04.02.04(F) and Art. I, Sec. 4.08 to add procedures for minor modifications to a previously certified Erosion and Sediment Control Plan. – Zoning Regulation Amendment (2018-023)

Ms. Bertotti noted that there were amendments to remove the word “department” from the first section and to add “erosion control plans” to the second.

Mr. Prause reiterated that the first change was to Art. I, Sec. 3.04.02.04(F), changing “Director of the Planning Department” to “Director of Planning,” and the second change was to add the phrase “...or erosion and sediment control plan...” in Art. I, Sec. 4.08 in two places in the last sentence, after the words “detailed plan.”

Zoning Regulation Amendment (2018-023)

MOTION: Mr. Stebe moved to approve the zoning regulation amendment (2018-023) to add administrative approval procedures for minor modifications to a previously certified Erosion and Sediment Control Plan, with the following modifications:

1. In Art. I, Sec. 3.04.02.04 (F), to strike the phrase “Director of the Planning Department” and replace it with “Director of Planning.”

2. In Art. I, Sec. 4.08, in the final sentence beginning “Any change...” to insert “or a previously certified Erosion and Sediment Control Plan” following the words “Detailed Plan” in both instances.

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

The reason for the approval is that the proposed amendment is consistent with other provisions of the zoning regulations that allow the same procedure for approval of minor modifications of previously approved plans.

The zoning regulation amendment will be effective May 3, 2018.

TOWN OF MANCHESTER – Mandatory referral for acquisition of 296 Broad Street and a portion of 346 Middle Turnpike West (Green Manor Blvd.) - Mandatory Referral (2018-037)

Mr. Gary Anderson, Director of Planning and Economic Development, introduced himself. Mr. Anderson reported that the item is a mandatory referral under the state statutes for the acquisition of two properties in the Broad Street Redevelopment Area. The redevelopment of the Broad Street Redevelopment Area has been a priority of the town for the last nine years, he noted. Mr. Anderson explained that the area is a 148-acre area in the middle of town. In 2009, the Board of Directors expanded the Redevelopment Agency to come up with a Broad Street Redevelopment Plan to redevelop that area consistent with state statutes and, in particular, to redevelop the Broad Street Parkade site. He displayed the location, pointing out the various parcels. As part of the implementation of the Broad Street Redevelopment Plan, the Town purchased the Broad Street Parkade in 2011, he reported, and since then has been working to encourage and promote redevelopment of the site from the private sector. Mr. Anderson acknowledged that there have been several hurdles, the biggest of which has been the legal restrictions that were put in place in the 1960s and added to in the 1980s, which essentially require that the shared parking between all the properties at both the Parkade properties and the Manchester Cinema stay in place.

Mr. Anderson reported that, in 2016, the Town went to court on a quiet title action and requested the judge make a ruling on whether the easements were still in place. The judge surprised the Town, ruling that even though the Town had purchased the property and demolished the buildings, those parking areas needed to stay in place, he explained. She also encouraged the Town to negotiate the deed restrictions out with the neighboring properties, according to Mr. Anderson. Since 2016, the Redevelopment Agency, Board of Directors, and Staff have worked to terminate the easements, he explained, and the Town has come to an agreement to terminate the easement language. Part of one Memorandum of Understanding (“MOU”) with L&J Manchester is to purchase two pieces of property, he reported. Mr. Anderson noted that the Planning and Zoning Commission is required by state statute to make a recommendation to the Board of Directors on the prospective purchase. He pointed to 296 Broad Street, one of the properties to be purchased, which is a 3.84 acre property that sits between the Town-owned Parkade site and the Parkade Cinemas property. He then pointed to 346 Broad Street, which includes a 1.19 acre portion of Green Manor Boulevard to be purchased by the Town.

Mr. Anderson explained that purchasing the two properties, along with the other stipulations in the MOUs with the neighboring properties, puts the Town in a position to move forward. Staff reviewed the Broad Street Redevelopment Plan and the Plan of Conservation and Development,

and concurred that the purchase would be in line with both documents. He noted that the properties are named specifically in the Broad Street Redevelopment Plan as properties for acquisition; the plan was revised in 2013 to specifically include 296 Broad Street and has always included Green Manor Boulevard. The properties are in the Primary Investment Area of the Broad Street Redevelopment Plan, of which the No. 1 priority is to see redevelopment of this site in particular, he stated. Mr. Anderson related that many of the goals in the Broad Street Redevelopment Plan have been accomplished. He noted that the Planning and Zoning Commission has been involved in much of that, especially the Form Based Code, which was an effort to achieve a zoning district that would encourage and require the type of mixed use development desired in this area. The Town has invested in the infrastructure of the road, he recounted; most recently Center Springs Park has been connected to Broad Street through a park connection. In addition, the Town acquired the Nichols properties across from the site. All of these are implementation actions in the Broad Street Redevelopment Plan, he reminded the Commission; the major piece missing is redevelopment of the parcels.

In looking at the Plan of Conservation and Development, Mr. Anderson stated, the Staff feels the acquisition of the properties is consistent with that document, especially Growth Management Principle No. 3, which is to redevelop and revitalize existing commercial centers in areas of mixed land use. Staff also identified three goals that would be addressed by these acquisitions:

- Goal I: Redevelop and invest in existing and potential corridors and activity nodes.
- Goal III: Enhanced connectivity between housing, amenities and services.
- Goal VI: Invest in attracting and expanding desirable industries.

Mr. Anderson explained that the Town's development partner, LiveWorkLearnPlay, has most recently talked about attracting a medical education campus, which would certainly be seen as expanding the medical industry, which is prevalent in Manchester and the expansion of which would be desirable.

Mr. Anderson reported that the item will be on the Board of Directors' agenda for their May 1st meeting, and the closing would take place shortly after that. He reiterated that Staff is seeking a recommendation from the Commission to the Board of Directors to purchase the two pieces of property.

Mr. Kidd acknowledged that he was aware of the deed restrictions related to the parking, but assumed they were resolved in the past, noting that a potential developer would be hampered. He questioned whether the restrictions have inhibited any potential developers for the property to date.

Mr. Anderson stated that the restrictions have restricted potential developers. He explained that Planning issued an RFQ for a development partner prior to the 2016 court ruling. Certainly, Staff did not expect the judge to rule that the easements were still in place, he noted, and terminating those agreements has been the major priority since he returned to the Town.

Mr. Kidd inquired about the two corner properties, a bank and a car wash, asking if there would be issues with those properties if a developer wished to acquire them.

Mr. Anderson explained there are none, as they were cut out of the parcel before the agreements were put in place and are not affected.

Mr. Prause remarked that it is exciting to see the progress, and that there is a Memorandum of Understanding to purchase the property. He remarked that this is clearly consistent with the Manchester 2020 Plan and the Broad Street Redevelopment Plan, and agreed that it is a critical step in moving forward. He commended everyone who has been involved in the project since 2009, noting that it has been a lot of hard work. Mr. Prause stated that he will definitely make a favorable recommendation.

Mr. Anderson responded that he appreciated the favorable comments, noting that the Board is involved and Staff has worked very hard over the last few years. Staff is excited about the progress and believes this is a huge step in the right direction.

Mandatory Referral (2018-037)

MOTION: Mr. Stebe moved to issue a favorable report for the acquisition of the above referenced property. Mr. Kidd seconded the motion and all members voted in favor.

The reason for the approval is that the acquisition is consistent with both the Manchester POCD (2020 Plan) and the Broad Street Redevelopment Plan.

ADMINISTRATIVE REPORTS:

Ms. Bertotti reported that there are no administrative reports.

APPROVAL OF MINUTES:

April 2, 2018 – Public Hearing/Business Meeting

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

RECEIPT OF NEW APPLICATIONS:

1. AMANDILY, LLC – Erosion & Sedimentation Control Plan (2018-033) – For construction of a warehouse building at 111 Hilliard Street.

Ms. Bertotti reported that this is a permitted use in the Industrial Zone. The site is currently vacant and non-developed.

2. TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT – Erosion & Sedimentation Control Plan (2018-034) – For reconstruction of the parking lot at Illing Middle School at 227 and 239 Middle Turnpike East.

Ms. Bertotti reported that the Town is proposing parking changes at Illing School and part of the parking area used by the Police Department.

3. ASSOCIATION OF MUSLIM COMMUNITY (AMC) – Zone Change (2018-036) – Zone change from CBD to RB at 35 Oak Street and 50 Cottage Street.

Ms. Bertotti reminded the Commission that there was a pre-application heard at the last meeting.

The Chairman closed the business meeting at 7:45 PM.

I certify these minutes were adopted on the following date:

May 7, 2018

Date

Eric Prause, Chairman