

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
MARCH 18, 2019**

ROLL CALL:

Members Present: Eric Prause, Chairman
Patrick Kennedy, Vice Chairman
Michael Stebe, Secretary
Jessica Scorso
Timothy Bergin

Alternate Members: Teresa Ike
Charles Sabia

Absent: Julian Stoppelman

Also Present: Gary Anderson, Director of Planning
Matthew Bordeaux, Senior Planner
Nancy Martel, Recording Secretary

The Chairman opened the Business Meeting at 7:55 P.M.

SAINT JAMES PARISH CORPORATION – Resubdivision of 285 West Center Street from 21 Adams Street South. – Resubdivision (2019-010)

MOTION: Mr. Kennedy moved to approve the resubdivision of 285 West Center Street from 21 Adams Street South with the modifications as specified in staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated March 11, 2019;

and to accept a \$2,000 payment in lieu of the open space requirement.

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

The reason for the approval is that the proposed activity meets the Subdivision Regulations.

HARTFORD CDC, LLC – To add a 199,466 sq. ft. addition to the existing 300,650 sq. ft. warehouse building and to construct a new 8,400 sq. ft. recycling facility at 61 Chapel Road. – Erosion & Sedimentation Control Plan (2019-008); Special Exception Modification (2019-009)

Mr. Michael Marinis, Engineer with Barrett, Bonacci & VanWeele, Licensed Professional Engineer in the State of Connecticut, introduced himself.

Mr. Marinis reported the property site details, the specifications of the proposed building addition, and the construction of a separate material processing facility. The expansion meets Town code, he explained, and no variances are requested.

Mr. Marinis described the associated site improvements as well as the purpose of the proposed addition. He noted they have received staff comments from the Engineering Division, the Eighth Utilities Fire District, and the Environmental Planner. Site plans were revised and resubmitted last week.

Mr. Marinis reported the proposal's compliance with special exception, zoning, and parking requirements, lack of impact on neighboring parcels, and neighborhood compatibility. He reported the suitability of the street network as well as the application to the State DOT. In addition, there is adequate emergency access in the plan. There are adequate public utilities, according to Mr. Marinis. He detailed the environmental conservation aspects of the project. According to Mr. Marinis, the purpose of the materials processing center is to recycle all paper, Styrofoam and plastics used in the process of furniture delivery.

Mr. Prause requested confirmation of the emergency access plan, which was provided. He also inquired about the building addition's exterior along with the materials processing center as there are no renderings of color schemes.

Mr. Lawrence Rousell, Senior Vice President of Real Estate and Construction for Raymour & Flanigan, introduced himself. Mr. Rousell explained the color scheme and details of the addition as well as the materials processing center. He also described the proposed heights of the buildings and the berm.

Mr. Prause suggested to Staff that the Commission could approve the plan and then an administrative review could be done to make sure that it meets the suitable structure requirement, if detailed renderings are provided.

Mr. Anderson stated that could be possible. He also suggested the Commission members could see the street view of the building via Google Map.

A general discussion of the property was held between Mr. Anderson, Mr. Prause and Mr. Marinis.

Mr. Stebe requested information about the buffer trees, road size, road condition, expected traffic, and traffic impact, which Mr. Marinis explained.

Mr. Bordeaux reported three minor and technical comments from Staff.

Ms. Scorso expressed concerns about the inability to review design plans and would support having them submitted for review. She asked for clarification of the erosion and sediment plan.

Mr. Rousell explained the storm water management report he prepared.

Mr. Marinis stated they will forward the building renderings as soon as possible.

Mr. Rousell pointed out that there are renderings in the Building Department.

Mr. Bordeaux reported he had elevation renderings and submitted them to the Commission members for review.

Erosion & Sedimentation Control Plan (2019-008)

MOTION: Mr. Kennedy moved to approve the erosion and sedimentation control plan with the modifications as specified in Staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated March 18, 2019.

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

Special Exception Modification (2019-009)

MOTION: Mr. Kennedy moved to approve the special exception modification to add a 199,466 sq. ft. addition to the existing 300,650 sq. ft. warehouse building and to construct a new 8,400 sq. ft. recycling facility at 61 Chapel Road, with the modifications as specified in Staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated March 18, 2019.

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

The reason for the approval is that the proposed activity meets the special exception criteria.

VH, LLC – Request 5-year extensions of the previously-approved Inland Wetlands Permit 2014-009, Erosion and Sedimentation Control Plan 2014-010, PRD Zone Detailed Site Development Plan 2014-011, Inland Wetlands Permit 2014-041, and Resubdivision 2014-042 at 626 Tolland Turnpike (formerly 594 Tolland Turnpike).

Extension of Previously-Approved Inland Wetlands Permit (2019-019)

Extension of Previously-Approved Erosion and Sedimentation Control Plan (2019-020)

Extension of Previously-Approved PRD Zone Detailed Site Development Plan (2019-021)

Extension of Previously-Approved Inland Wetlands Permit (2019-022)

Extension of Previously-Approved Resubdivision (2019-023)

MOTION: Mr. Kennedy moved to approve the request for a 5-year extension of the previously-approved Inland Wetlands Permit (2014-009), Erosion and Sedimentation Control Plan (2014-010), PRD Zone Detailed Site Development Plan (2014-011), Inland Wetlands Permit (2014-041), and Resubdivision (2014-042) at 626 Tolland Turnpike (formerly 594 Tolland Turnpike).

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

Mr. Stebe referred to a prior discussion about the property and expressed his concerns, which were addressed by Mr. Bordeaux, Mr. Anderson and Mr. Kennedy.

ADMINISTRATIVE REPORTS

Mr. Bordeaux requested comments regarding the proposed CUD regulation revisions. He noted that he will make an application tomorrow to begin the process.

Mr. Anderson stated the topic had been discussed at the last meeting. He reiterated they were seeking comments.

Mr. Bordeaux reported that he will make proposals of minor revisions to the regulations to omit redundancies.

Mr. Anderson made two comments. Looking at the PRD regulation, he remembered that some language was added to strengthen and clarify PRD changes. Art. II, Sec. 7.05.03(c) states, “Major changes to the detailed plan, including, but not limited to, overall site layout, design, density and building design shall constitute an amended application which shall require new preliminary and detailed plans which are to be approved by the Commission after a public hearing is held in the same manner as any new PRD application as outlined in Sec. 7.05.01.” In addition, a revocation stipulation was added, stating that if a preliminary plan expires, the PRD shall revert to the previous zoning district.

Mr. Anderson reported that he and Ms. Scorso have been involved in the Downtown Architectural Guidelines update along with Mr. Kidd. The guidelines are close to being ready for preliminary review with the Commission, hopefully at the next meeting.

Ms. Scorso expressed that the group is comprised of many different stakeholders. She noted that they have walked Main Street to get a first-hand view and ideas, specifically blending historical and modern.

APPROVAL OF MINUTES

February 20, 2019 – Business Meeting

MOTION: Mr. Kennedy moved to approve the minutes of the business meeting of February 20, 2019. Mr. Bergin seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. **SAINT JAMES PARISH CORPORATION – Resubdivision (2019-010)** – Resubdivision of 285 West Center Street from 21 Adams Street South.
2. **KIMLAR, LLC – PRD Zone Change and Combined Preliminary and Detailed Plan of Development (2019-011); Resubdivision (2019-012); Special Exception Modification (2019-013); Erosion and Sedimentation Control Plan (2019-014)** – For a PRD zone change, 2-lot resubdivision, and construction of 32 residential units at 699 and 719 Middle Turnpike East.

3. **SANRICO ASSOCIATES, LLC** – Inland Wetlands Permit (2019-015); Special Exception (2019-016); Erosion & Sedimentation Control Plan (2019-017) – For construction of 43 small business rental units in 3 buildings at 58 Sanrico Drive.
4. **VH, LLC** – Extension of Previously-Approved Inland Wetlands Permit (2019-019); Extension of Previously-Approved Erosion and Sedimentation Control Plan (2019-020); Extension of Previously-Approved PRD Zone Detailed Site Development Plan (2019-021); Extension of Previously-Approved Inland Wetlands Permit (2019-022); Extension of Previously-Approved Resubdivision (2019-023) – Request 5-year extensions of the previously-approved Inland Wetlands Permit 2014-009, Erosion and Sedimentation Control Plan 2014-010, PRD Zone Detailed Site Development Plan 2014-011, Inland Wetlands Permit 2014-041, and Resubdivision 2014-042 at 626 Tolland Turnpike (formerly 594 Tolland Turnpike).
5. **FUSS & O'NEILL, INC.** – Historic Zone Site Plan Modification (2019-024) – To replace the windows using a product that is identical in style at 160 Hartford Road (a.k.a. 158 Hartford Road).
6. **CHANEL VERASTEGUI** – Inland Wetlands Permit (2019-025) – For an in-ground swimming pool in the rear yard within the 100' upland review area at 35 Steele Farm Drive.
7. **TOWN OF MANCHESTER ENGINEERING DIVISION** – Inland Wetlands Permit (2019-026); Erosion & Sedimentation Control Plan (2019-027) – Reconstruction of Hillstown Road from Wetherell Street south to Bush Hill Road.

The Chairman closed the public hearing at 9:00 P.M.

I certify these minutes were adopted on the following date:

April 1, 2019
Date

Eric Prause, Chairman

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