

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
SEPTEMBER 9, 2020**

VIRTUAL MEETING HELD VIA ZOOM

ROLL CALL:

Members Present: Eric Prause, Chairman
Patrick Kennedy, Vice-Chairman
Michael Stebe, Secretary
Jessica Scorso
Jessica Poland

Alternates: Julian Stoppelman
Teresa Ike

Absent: Bonnie Potocki

Also Present: Gary Anderson, Director of Planning
Megan Pilla, Senior Planner
David Laiuppa, Environmental
Planner/Wetlands Agent
Nancy Martel, Recording Secretary

The Chairman opened the Business Meeting at 8:10 P.M.

MANUEL FERNANDES – To change the zoning of the addition of land to 534 Keeney Street from Residence AA to Rural Residence zone, to match the existing zoning of 534 Keeney Street. – Zone Change (2020-050)

Mr. Kennedy remarked that it appears there are residents that are not happy living near the existing farm, but in his opinion, a relatively modest boundary change will not have much impact on neighbors. He noted that it is public policy to preserve farmland, and the property is not usable as Residence AA. It is consistent with state public policy as well as local public policy. Mr. Kennedy commented that odors will travel long distances, and a relatively modest adjustment to boundaries would not alter that.

Mr. Stebe echoed Mr. Kennedy's comments. He noted that the lot is landlocked; it cannot be reached by Briarwood Drive or Valley View Road. There is no place for a residence because of the wetlands. In his opinion, this is a good use for the property and lines up with the Plan of Conservation and Development. Farms have a very clear set of regulations from the Connecticut Department of Energy and Environmental Protection (DEEP) and the Department of Agriculture, as well as the Wetlands Regulations, which Mr. Laiuppa will monitor.

Mr. Prause remarked that, whether the value is in expansion of farmland or preserving the lot as a buffer to the residents, in looking at the zoning map, it is on the boundary. He reiterated Ms.

Pilla's comment that the map interpretation is flexible. Additionally, if a resident purchases a property that is zoned Rural Residence, it should be noted that it may become farmland; if purchasing a property adjacent to Residence AA, there would be no expectation that it would become farmland. In his opinion, the property will provide value as open space.

Mr. Kennedy commented that the ways to preserve property as open space are (1) purchase by the Town or Land Trust for the specific purpose of making it open space, or (2) as a condition of subdivision. In his opinion, a portion of the property cannot be made unusable by the owners to preserve open space.

Ms. Scorso reported that she supports the application to further promote agriculture in the Town. She reminded the neighbors that they should seek out the Town resources if they have concerns or issues going forward.

Zone Change (2020-050)

MOTION: Mr. Kennedy moved to approve the zone change from Residence AA zone to Rural Residence zone at 534 Keeney Street to match the addition of land to the existing parcel. Ms. Scorso seconded the motion. Mr. Kennedy, Mr. Stebe, Ms. Scorso, and Ms. Poland voted in favor of the motion. Mr. Prause voted against the motion. The motion passed four to one.

The reason for the approval is that the proposed zone change is consistent with the Plan of Conservation and Development Growth Management Principle #1 which aims to “conserve, restore, and protect the natural environment, farmland, and assets critical to public health and safety” and specifically Goal VII, which states, “Consider zoning regulation amendments that would protect and promote the economic viability of active or potential agricultural lands and cluster residential uses on rural/agricultural areas to preserve farmland.”

The zone change will be effective on September 23, 2020.

TOWN OF MANCHESTER – Mandatory referral for the sale of 296, 324, 330, 334, and 340 Broad Street, 418 Middle Turnpike West, and a portion of Green Manor Boulevard. – Mandatory Referral (2020-053)

Ms. Pilla reported that the item before the Commission is a mandatory referral as listed above. The property is owned by the Town of Manchester, with the exception of Green Manor Boulevard, which is being purchased by the Town of Manchester. She described the vacant former Broad Street Parkade parcels totaling approximately 27.38 acres in the Center neighborhood, and approximately 1,340 linear feet of Green Manor Boulevard from Broad Street to the edge of the properties in question. The reason for the proposed sale of the property, stated Ms. Pilla, is the planning of a mixed-use development which will be constructed at that location. She displayed and detailed the property in question.

The reason for the favorable report is that the sale of the property in question for redevelopment as a mixed-use development is consistent with several stated goals of the Plan of Conservation

and Development and the vision of the Broad Street Redevelopment Plan. An aerial view was also displayed.

Ms. Pilla explained that the property would be sold to Manchester Parkade I LLC, a development team that intends to develop the property as a mixed-use development. A development agreement has been authorized by the Board of Directors. She reported that the next step is for the Planning and Zoning Commission to make their referral for the sale of the property. Ms. Pilla added that, in the Plan of Conservation and Development, Manchester 2020, the proposed character area in the neighborhood is Mixed Use Center and includes “Center of activity serving as a transit hub and containing residential, commercial, and office uses.” The area would be relatively densely populated with net residential densities from 10 to over 20 units per acre and a walkable neighborhood with a vibrant mix of uses. She listed a couple of goals and objectives from Manchester 2020 which would be relevant to the sale and redevelopment of this property. Ms. Pilla also relayed some points of the vision from the Broad Street Redevelopment Plan, which was approved by the Board of Directors in 2009. The plan includes the sale and redevelopment of the property, which includes a mixed use development, a mix of activities for a live/play/work environment; serving primarily the neighborhood and community market area; developing with green and sustainable design and building techniques; including public spaces that tie the area and individual properties together into a whole; and an attractive and appealing place, creating a place where people want to be and engendering community pride.

Signing of the development agreement is pending, according to Ms. Pilla, as the PZC recommendation is required for the sale. She reported that they are anticipating a master plan submission to the PZC in September with potential action in October, closing on the common areas in October or November, and site work to possibly begin in late fall. If all goes according to plan, Phase 1 construction is expected to begin in the spring of 2021.

Ms. Pilla explained that, according to State Statute 8-24, the “Planning and Zoning Commission must make a report or a recommendation to the Board of Directors prior to the sale of any Town property.”

Mr. Prause commented that this is another step in the process of the Broad Street redevelopment, and it is great that the Town is at this point. He praised all who have worked on this process, and specifically mentioned Mr. Anderson.

Mandatory Referral (2020-053)

MOTION: Mr. Kennedy moved to issue a favorable report regarding the sale of 296, 324, 330, 334, and 340 Broad Street, 418 Middle Turnpike West, and a portion of Green Manor Boulevard. Ms. Scorso seconded the motion and all members voted in favor.

The reason for the favorable report is that the sale of the property in question for redevelopment as a mixed-use development is consistent with several stated goals of the Plan of Conservation and Development and the vision of the Broad Street Redevelopment Plan.

ADMINISTRATIVE REPORTS:

Administrative Approvals:

- Riverside Plaza, LLC – Lot Line Revision (2020-024) – 501 & 521 North Main Street
- William D. & Carol M. O’Neill – Lot Line Revision (2020-048) – 540 & 554 Gardner Street

Ms. Pilla updated the Commission on the status of the Bayberry Crossing subdivision. The special exception for the pump station is still pending under Staff review. She reported that there has been no bond issued for additional work beyond the site clearing and site prep work with the Erosion and Sedimentation Control bond that was issued earlier. Ms. Pilla acknowledged that some of the site work has included blasting, prompting inquiries from area residents. The Fire Marshal’s office is aware and has been on site every day during the blasting. Additionally, she reported, there is an inspector assigned to the project from the Public Works Division, who will be monitoring any construction activities. Mr. Laiuppa, the Environmental Planner, has visited the site to keep an eye on Erosion and Sedimentation Control measures.

APPROVAL OF MINUTES:

August 17, 2020 – Public Hearing/Business Meeting

MOTION: Mr. Kennedy moved to approve the minutes as written. Ms. Scorso seconded the motion and all members voted in favor, except for Mr. Prause, who abstained.

RECEIPT OF NEW APPLICATIONS:

MANUEL FERNANDES – Zone Change (2020-050) – To change the zoning of the addition of land to 534 Keeney Street from Residence AA to Rural Residence zone, to match the existing zoning of 534 Keeney Street.

TOWN OF MANCHESTER ENGINEERING DIVISION – Public Improvement Standards (2020-052) – 2020 update of the Town of Manchester Public Improvement Standards.

THANH DAI – Historic Zone Site Development Plan (2020-054) – To increase the driveway width and add paved walkways and a paved garden area at 78 Forest Street.

TOWN OF MANCHESTER – Special Exception Modification (2020-057); Erosion & Sedimentation Control Plan (2020-058) – For renovations to Buckley Elementary School, including additions, site improvements, upgrades to the parking lot, improvements to the drop-off loop area, minor modifications to athletic ball fields, and landscaping improvements at 250 Vernon Street.

MICHAEL & BONITA MILLER – Inland Wetlands Permit (2020-059) – To add 84’ of 12” ADS dbl wall pipe to existing 12” ADS dbl wall pipe to convey outlet flow at 736 Vernon Street.

MOTION: Mr. Kennedy moved to adjourn the Business Meeting. Ms. Scorso seconded the motion and all members voted in favor.

The Chairman closed the Business Meeting at 8:40 P.M.

I certify these minutes were adopted on the following date:

September 21, 2020

Date

Eric Prause, Chairman

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