

**MINUTES OF BUSINESS MEETING  
HELD BY THE PLANNING AND ZONING COMMISSION  
JULY 20, 2020**

**VIRTUAL MEETING HELD VIA ZOOM**

**ROLL CALL:**

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

Alternates: Julian Stoppelman  
Teresa Ike  
Bonnie Potocki

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

The Chairman opened the Business Meeting at 8:00 P.M. The Secretary read the legal notice when the call was made.

RIVERSIDE PLAZA, LLC – Construction of two office buildings (5,000 sq. ft. and 10,000 sq. ft. respectively), one on each lot, together with site grading, erosion control measures, parking and driveways, landscaping, site utilities, and storm water drainage at 501 and 521 North Main Street. – Inland Wetlands Permit – Determination of Significance (2020-021); Inland Wetlands Permit (2020-021); Special Exception (2020-022); Erosion & Sedimentation Control Plan (2020-023); Flood Plain Permit (2020-038)

Inland Wetlands Permit – Determination of Significance (2020-021)

**MOTION:** Mr. Kennedy moved to find the proposed activity at 501 and 521 North Main Street as shown on the inland wetlands permit application 2020-021 will not have a significant impact on the wetlands and, therefore, will not require a public hearing. Mr. Stebe seconded the motion and all members voted in favor.

Inland Wetlands Permit (2020-021)

**MOTION:** Mr. Kennedy moved to approve the inland wetlands permit for regulated activities associated with the construction of two office buildings (5,000 sq. ft. and 10,000 sq. ft. respectively), together with site grading, erosion control measures, parking

and driveways, landscaping, site utilities, and storm water drainage at 501 and 521 North Main Street, with the modifications as specified in Staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated July 17, 2020.

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

The reason for the approval is that the proposed activity does not disturb the natural or indigenous character of the wetlands 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.

Special Exception (2020-022)

**MOTION:** Mr. Kennedy moved to approve the special exception under Art. II, Sec. 9.14.02 (b) for construction of two office buildings (5,000 sq. ft. and 10,000 sq. ft. respectively), together with site grading, erosion control measures, parking and driveways, landscaping, site utilities, and storm water drainage at 501 and 521 North Main Street, with the modifications as specified in Staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated July 17, 2020.

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

The reason for the approval is that the proposed activity meets the special exception criteria in Art. IV, Sec. 20.

Erosion & Sedimentation Control Plan (2020-023)

**MOTION:** Mr. Kennedy moved to certify the erosion and sedimentation control plan for construction of two office buildings (5,000 sq. ft. and 10,000 sq. ft. respectively), together with site grading, erosion control measures, parking and driveways, landscaping, site utilities, and storm water drainage at 501 and 521 North Main Street, with the modifications as specified in Staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated July 17, 2020.

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

Flood Plain Permit (2020-038)

**MOTION:** Mr. Kennedy moved to approve the flood plain permit for the construction of two office buildings (5,000 sq. ft. and 10,000 sq. ft. respectively), together with site grading, erosion control measures, parking and driveways, landscaping, site utilities, and storm water drainage at 501 and 521 North Main Street, with the modifications as specified in Staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated July 17, 2020.

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

ROBERT & GRACE R. ZAPOR – Request a special exception per Art. II, Sec. 18.03.07 to run a bed and breakfast in the Historic zone at 99 Hartford Road. - Special Exception (2020-029)

Special Exception (2020-029)

**MOTION:** Mr. Kennedy moved to approve the special exception under Art. II, Sec. 18.03.07 to run a bed and breakfast in the Historic zone at 99 Hartford Road. Ms. Scorso seconded the motion and all members voted in favor.

## **ADMINISTRATIVE REPORTS:**

### Administrative Approvals

Ms. Pilla stated that there has been one administrative approval to report for Steve and Elaine Naczkowski, a lot line revision, 2020-012 at 255 Valley View Road and 95 Ledgecrest Terrace.

Ms. Pilla reported on the ongoing outdoor dining permits due to COVID-19. There have been 42 applications and 40 of them have been approved; the other two should be approved within the next day or so.

Mr. Laiuppa stated that there has been an administrative approval for a wetlands permit for the Alan F. and Janet D. Lamson Living Trust. The approval is related to their home, 132 Lamplighter Drive. The existing deck behind their home requires new piers due to rotting. He explained that the deck falls within the 100 ft. upland review area of the wetlands as they exist on the ground, not on mapping. Mr. Laiuppa reported that he viewed the site. The mapping shows the wetland going through their house, which is not correct; the wetland is approximately 50 or so ft. away from the deck activity. He additionally noted that the impact in the upland review area is approximately 54 sq. ft., and after Staff review it was felt that this is a minimal impact in the upland review area and, therefore, the application was approved administratively.

### Desegregate CT Report

Mr. Anderson introduced Mr. Kyle Shiel, Senior Planner, who focuses on comprehensive planning. He explained that Mr. Shiel has been keeping Staff up to date on the Desegregate Connecticut initiative recently discussed by the Commission. Mr. Anderson said that the initiative is looking at ways to increase opportunity and to decrease segregation in the State of Connecticut which has occurred over time through a zoning lens, specifically, which zoning may be exclusionary over time in specific municipalities. He acknowledged that Manchester is well ahead of other suburban communities, but there may be areas where the Commission may want to reform Manchester's zoning or participate in some way.

Mr. Shiel, Senior Planner, reported that he is on the Government Relations Committee for the State Chapter of the Planning Association. He explained that the Desegregate Connecticut

initiative began as informal conversations between some on the Government Relations Committee. One of the members is Sarah Bronin, UConn Law Professor, and Chairman of the Hartford Planning and Zoning Commission.

Ms. Bronin took the initiative to convene a conference call and whoever is interested across the state will join the discussion, according to Mr. Shiel. He reported that there were over 230 people at the initial meeting. There have been discussions every week, which have been well attended over time. According to Mr. Shiel, legislators reached out to Ms. Bronin and the group as a whole to address the topic and create draft proposals.

Mr. Shiel noted that the proposals have been topics of discussion for many years and it appears to be the time to bring them to the table. He then walked through in detail the various ideas that have been discussed. Mr. Shiel acknowledged that Connecticut, and New England as a whole, is very segregated; two-thirds of the state's minority population live in about 15 towns. He also pointed out that, historically, there has been economic segregation; i.e., Greenwich vs. Bridgeport. The legislature is interested in hearing the ideas in a future legislative session, he reported. Therefore, they have come up with 10 ideas for discussions which he enumerated in detail. These proposals would not seriously impact Manchester, according to Mr. Shiel; it would bring other towns up to the point that Manchester has been working toward for many years.

Ms. Scorso questioned at what point Manchester is with regard to middle housing.

Mr. Shiel stated that he does not know the percentage. Zones B and C already allow two-families; the more rural zones allow conversions to two-families under special exception. Between those three zones, Manchester already has a fair amount of middle housing stock.

Ms. Scorso, referring to Mr. Shiel's points, stated that they remind her of an application before the Commission several months prior, regarding a type of middle housing which would have been next to single family housing. She questioned whether that type of scenario has been discussed from the vantage point of neighborhood compatibility.

Mr. Shiel observed that middle housing is instrumental in making neighborhoods and communities more accessible without the clash of a single-family home and a mid-rise building. There is a term called "gentle density," and it is thought to be a compatible use.

Mr. Prause reiterated that Desegregate Connecticut has a call every Tuesday. The Desegregate Connecticut website has information about logging into those calls. He noted that this topic was not brought up in the special session the Governor called. When the calls began, stated Mr. Prause, they were very helpful talking about structural racism and how zoning has been a way for segregation to work and decide where people are to live. He added that what section of town people are born into can really determine quite a bit of where a life would lead. Mr. Prause acknowledged that Manchester has done well; there are diverse amounts of housing throughout town. He commented that, with Manchester being diverse, people worry about property values as opposed to other towns. The thought could be that more diverse housing could be viewed as detrimental because surrounding towns are not taking these initiatives.

Mr. Prause reported that Senator Anwar has draft regulations for viewing on his legislative website.

Ms. Potocki asked Mr. Shiel if there has been mention of supportive housing on a statewide level. She reminded the Commission of the opposition years ago to the CHR buildings.

Mr. Shiel stated that there has not been a discussion about supportive housing. He added that the discussions are about what can be built where, not necessarily what type of programming the building holds.

Mr. Stoppelman questioned whether there has been discussion about building more affordable housing.

Mr. Shiel explained that the discussion has been that any increase in the supply will help with affordability.

Mr. Anderson interjected that housing is housing; i.e., affordable housing is a type of housing, supportive housing is a type of housing, etc. The more communities are open to different housing types, the more housing will be created.

Ms. Potocki noted the very “hot” real estate market currently. She stated that many realtors have made her aware of this fact, including in Manchester.

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

June 15, 2020 – Public Hearing/Business Meeting

**MOTION:** Mr. Kennedy moved to approve the minutes of the public hearing and business meeting of June 15, 2020. Mr. Stebe seconded the motion and all members voted in favor.

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

**ROBERT & GRACE R. ZAPOR – Special Exception (2020-029)** – Request a special exception per Art. II, Sec. 18.03.07 to run a Bed & Breakfast in the Historic zone at 99 Hartford Road.

**MICHAEL PECK – Inland Wetlands Permit (2020-033)** – To build a 24 x 40 ft. garage and a barn at 630 Bush Hill Road.

**SABRINA POOLS – Inland Wetlands Permit (2020-035)** – To install a 16 x 32 ft. in-ground pool 60 ft. from wetlands at 389 Lydall Street.

**FOREST RIDGE CONDOMINIUM ASSOCIATION, INC. (FRCA) – Inland Wetlands Permit (2020-037)** - For the repair of existing twin 83” x 57” corrugated metal (steel) pipe-arch culverts within Cliffside Drive near the intersection of Cliffside Drive and Lydall Street at 19 Cliffside Drive.

**RIVERSIDE PLAZA, LLC – Flood Plain Permit (2020-038)** – Construction of two office buildings (5,000 sq. ft. and 10,000 sq. ft. respectively), one on each lot, together with site grading, erosion control measures, parking and driveways, landscaping, site utilities, and storm water drainage at 501 and 521 North Main Street.

**PATRICIA FABY HAYES – Extension of Previously-Approved Inland Wetlands Permit (2020-039); Extension of Previously-Approved Erosion & Sedimentation Control Plan (2020-040)** – Request five-year extensions of the existing Inland Wetlands Permit (2015-063) and Erosion & Sedimentation Control Plan (2015-064), with no changes from prior approvals, at 1555 Tolland Turnpike.

The Chairman closed the business meeting at 8:55 P.M.

I certify these minutes were adopted on the following date:

August 17, 2020  
Date

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Eric Prause, Chairman

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