

**MINUTES OF BUSINESS MEETING  
HELD BY THE PLANNING AND ZONING COMMISSION  
MARCH 29, 2021  
MEETING HELD VIA ZOOM**

**ROLL CALL:**

Members Present: Eric Prause, Chairman  
Patrick Kennedy, Vice Chairman  
Jessica Scorso  
Jessica Poland

Alternate Member Sitting: Julian Stoppelman

Alternate Members: Teresa Ike  
Bonnie Potocki

Absent: Michael Stebe, Secretary

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 9:40 P.M.

GARRETT HOMES, LLC – For proposed activity including a 9,100 S.F. retail building with 37 parking spaces and associated grading, drainage, lighting, utilities, sidewalks, etc. at 120 Spencer Street. – Resubdivision (2021-005); Erosion & Sedimentation Control Plan (2021-006)

Resubdivision (2021-005)

**MOTION:** Mr. Kennedy moved to approve the resubdivision of 120 Spencer Street, with the modifications:

1. From John DiBiasi, Assistant Town Engineer, dated March 29, 2021.

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

The reason for the approval is that the application complies with the zoning regulations of the Town of Manchester.

Erosion & Sedimentation Control Plan (2021-006)

**MOTION:** Mr. Kennedy moved to certify the erosion and sedimentation control plan for the construction of a new 9,100 sq. ft. retail building with parking and associated grading, drainage, utilities, and site improvements at 120 Spencer Street, with the modifications as specified in Staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated March 29, 2021.

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

MANCHESTER PARKADE I, LLC – For regulated activities associated with site preparation and installation of underground utilities infrastructure for the proposed Silk City.Green development at 296, 324, 330, 334 & 340 Broad Street; 418 Middle Turnpike West; and a portion of Green Manor Boulevard. – Inland Wetlands Permit (2021-001)

Inland Wetlands Permit (2021-001)

**MOTION:** Mr. Kennedy moved to approve the inland wetlands permit for regulated activities associated with site preparation and installation of underground utilities infrastructure at 296, 324, 330, 334 and 340 Broad Street, 418 Middle Turnpike West, and a portion of Green Manor Boulevard, with the modifications as specified in Staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated March 29, 2021,

and with the condition that the applicant provide a formal submission to satisfy the Inland Wetlands and Watercourses Regulations Section 4.4.

Ms. Scorso 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.

Mr. Prause reported that he works for a fuel cell company that could be a potential supplier. He stated that the project would not impact him financially. Overall, as far as the wetlands go, it does seem that the applicant has taken a lot of care to manage the discharges to the brook and alternatives have been considered. He noted that the infrastructure goes back to the 60's.

Mr. Prause added that it makes sense to ensure that the project is not creating erosion as the plan moves forward. The brook is an asset to the town and can benefit the development as well.

Special Exception and Combined Preliminary and Detailed Plan (2021-002)

**MOTION:** Mr. Kennedy moved to approve the special exception and combined preliminary and detailed site plan for alternative compliance under Art. II, Sec. 26.04.03 (Ground Floor Limitations) to allow residential on the first floor in some areas and under Art. II, Sec. 26.09.04E (Parking Standards Relief) for the proposed Silk City Green development at 296, 324, 330, 334 and 340 Broad Street, 418 Middle Turnpike West, and a portion of Green Manor Boulevard, with the modifications as specified in Staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated March 29, 2021; and
2. Megan Pilla, Senior Planner, dated March 29, 2021;

and with the conditions:

1. That traffic operations at the intersection of Broad Street and Freeman's Way will be re-evaluated by the Town Traffic Engineer after each phase of construction, and if found necessary as determined by the Town, the ability for traffic to turn left into the development from Broad Street may be prohibited, and the developer would be responsible for making any changes to the intersection as required;
2. That traffic operations and trip counts at the intersection of Green Manor Boulevard and the Stop & Shop access driveway will be re-evaluated by the Town Traffic Engineer after each phase of construction, and if found necessary as determined by the Town, logistical adjustments may be made to the traffic pattern at this intersection; and
3. That turning studies for emergency vehicles as shown on sheets "Trucks 1" and "Trucks 2" will be re-evaluated and approved by Town Staff following receipt of the correct turning radius for fire trucks.

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

The reasons for the approval are that the proposed development meets the special exception criteria in Art. IV, Sec. 20 and the requirements of the Form-Based zone as described in Art. II, Sec. 26, including the special exception criteria for alternative compliance as described in Art. II, Sec. 26.09.03 (B) 1-4 and 26.09.04 (E) and (I). Specifically, the Commission finds the proposal:

1. provides for or supports mixed use development where appropriate;
2. maintains or improves pedestrian access, streetscape and open spaces;
3. provides new local business development opportunities;
4. eliminates or minimizes curb cuts and driveways on primary streets;
5. provides for shared access and parking;
6. provides housing where appropriate and provides an appropriate mix of affordability levels and life cycle opportunities;
7. is generally consistent with the Broad Street Redevelopment Plan;
8. will not substantially or permanently injure the appropriate use of adjacent properties; and/or
9. will promote the concepts and practices associated with walkability and sustainability in the Form-Based zone.

Mr. Prause thanked the applicant for the hard work that has been done on this plan. It meets what the Commission intended, and the Form-Based zone helped to drive this project. He thanked the Redevelopment Agency, as well as Town staff and residents of the Town, for their help driving this project. As a member of the Commission, he has no hesitation about where the project is currently.

Mr. Freeman thanked the Commission and Staff as it has been a pleasure to bring this project to fruition.

Erosion & Sedimentation Control Plan (2021-007)

**MOTION:** Mr. Kennedy moved to certify the erosion and sedimentation control plan for site preparation and installation of underground utilities infrastructure at 296, 324, 330, 334 and 340 Broad Street, 418 Middle Turnpike West, and a portion of Green Manor Boulevard, with the modifications as specified in Staff memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated March 29, 2021.

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

**ADMINISTRATIVE REPORTS**

Ms. Pilla reported that a lot line revision was approved administratively for 86 North Street and 20 Kerry Street. She gave an update on the status of temporary outdoor dining. The Planning Department is continuing the same process used last year to allow Manchester restaurants to operate outdoors with a set-up not normally used. The online application used last year will be in place and there are already a handful of applications.

Mr. Anderson reported that the Connecticut legislature has taken up a bill to essentially extend outdoor dining through this dining season for the entire state. If approved, it will extend the Governor's Executive Order from last year. Effectively, there is not anything legislatively the Town needs to do. However, he reminded the Commission that the PZC drafted and approved a resolution that was not legally required.

Mr. Prause believed last year was somewhat different because it was not clear that the Governor had the authority for the executive orders. In his opinion, the Commission endorsed the Governor's orders.

Mr. Stoppelman added that the results have saved a number of restaurants in the town, though some have been lost.

Ms. Potocki concurred with Mr. Stoppelman, as it has been an economic boost.

Mr. Kennedy stated that a resolution may not be required legally but there is no harm in it either.

Ms. Pilla stated that Planning received a notice addressed to the Commission referring to existing wireless communication facilities. There will be updates to the wireless facilities on the roof of Lincoln Center.

Mr. Prause questioned Mr. Laiuppa about the finding at the last meeting where it was thought that there may be an impact to the wetlands. He noted that the regulations state that the

Commission would hold a public hearing if it is in the best interest of the public. He speculated whether it would require the same evidentiary threshold that was required tonight.

Mr. Laiuppa noted that the language says, “When a determination that there may be significant impact is made.” A public hearing can be held without making that determination. However, because that determination was not made, those requirements are not required.

Mr. Kennedy stated that, when there is a major project, it is better to err on the side of caution.

### **APPROVAL OF MINUTES**

March 15, 2021 – 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.

### **RECEIPT OF NEW APPLICATIONS**

1. **SCOTT TRANSPORTATION – Inland Wetlands Permit (2021-017); Erosion & Sedimentation Control Plan (2021-018)** – To construct an 11,320 sq. ft. one-story building for office use with accessory garage space for use by Scott Transportation at 40 Commerce Road.
2. **TOWN OF MANCHESTER PUBLIC WORKS DEPARTMENT – Inland Wetlands Permit (2021-022)** – To consolidate two existing storm drainage outfalls from Adelaide Road to Marsh Pond into one new outfall and install new hydrodynamic separator treatment structure at new outfall at 319 Porter Street and Adelaide Road.

The Business Meeting was closed at 10:15 P.M.

I certify these minutes were adopted on the following date:

April 19, 2021  
Date

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Eric Prause, Chairman

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