

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
MAY 3, 2021**

VIRTUAL MEETING HELD VIA ZOOM

ROLL CALL:

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

Alternate Members: Julian Stoppelman
Bonnie Potocki
Teresa Ike

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 7:00 P.M.

MANCHESTER COUNTRY CLUB, LLC – Special Exception Modification under Art. II, Sec. 2.02.07 to permit permanent use of a seasonal outdoor banquet tent and to construct a 35 ft. x 95 ft. concrete slab as a surface for the seasonal banquet tent at 305 South Main Street. – Special Exception Modification (2021-026)

Mr. Brendan Schain, President of MCC, Inc. introduced himself. Mr. Schain explained that they seek permitting of a banquet tent and concrete pad to replace the tent used during the COVID-19 pandemic for seasonal dining. With the assistance of the Town, there has been a complete renovation of the clubhouse and there is a new restaurant operator.

Mr. Stephen O’Neill, Engineer and a life-long resident of Manchester, introduced himself. Sharing his screen to show the location, he said that the plan is for a 35 ft. x 95 ft. concrete slab. The tent has been a great asset to the club and will be ADA accessible. Mr. O’Neill explained the details of the concrete pad with the ability to percolate the drainage water back into the ground water. He noted that they are far from the wetland resource area and appreciate the help from Town Staff. There will be minimal disturbance of soil because the surface is quite flat at this time.

Mr. O’Neill reported all the erosion and sedimentation control measures that will be in place.

Mr. Prause asked for clarification of whether this will be at the same location that has been used for temporary outdoor dining, which Mr. O'Neill confirmed. Mr. Prause also asked what activities will be held under the tent.

Mr. O'Neill reported some events may be golf tournaments, dinner events and cocktail hour.

Mr. Schain explained that, in the clubhouse, there are two banquet facilities as well as the restaurant space, noting that events were held under the tent during the pandemic. The intent is to use the space for food service and events.

Mr. Prause assumed that activities that are usually held in the banquet centers inside are now taking place outside. He questioned whether any hazards, such as chemicals, could be introduced at the site. Mr. Prause noted the netting protecting golf balls from hitting cars in the parking lot and speculated whether there will be netting to protect diners.

Mr. Schain assured the Commission that there will not be any chemicals used at the site. He responded that they intend the golf operation and the restaurant partner to work in close coordination and explained their plans.

Ms. Pilla reported that there are no comments following Staff review. However, the Fire Marshal reminded the applicant that the tent must be inspected each time it is erected.

Special Exception Modification (2021-026)

MOTION: Mr. Kennedy moved to approve the special exception modification under Article II, Section 2.02.07 to permit permanent use of a seasonal outdoor banquet tent and to construct a 35 ft. x 95 ft. concrete slab as a surface for the seasonal banquet tent at 305 South Main Street. Ms. Scorso 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 Article IV, Section 20 and the specific criteria for golf courses as defined in Article II, Section 2.02.07.

RENEWAL OF OUTDOOR DINING RESOLUTION

Ms. Pilla displayed the resolution in place since last year to accommodate the Governor's executive orders. The language has been revised to reference the more current legislation passed on March 31, 2021. It allows for the same flexibility and includes outdoor food and beverage services as well as outdoor displays of goods for sale. It does not include outdoor entertainment, which still must follow the special exception process. Ms. Pilla explained that approving the resolution shows support from the Commission of the actions in the legislation.

MOTION: Mr. Kennedy moved to approve the proposed resolution:

NOW, THEREFORE, BE IT RESOLVED that the Planning and Zoning Commission of the Town of Manchester hereby direct the Town of Manchester, its departments and the applicable Local Enforcement Official to act in accordance with the provisions of Special Act No. 21-3 through its expiration date of March 31, 2022.

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

ADMINISTRATIVE REPORTS

Mr. Laiuppa cited three administrative approvals for wetland applications:

(2021-014) - Felix Soto, 90 Union Street – Construction of a deck behind the house.

(2021-015) - Town of Manchester Public Works Department, 99 Edgerton Street at Bigelow Street – Landscaping, benches, garden wall and a kiosk at Center Springs Park.

(2021-016) - Jose Camacho, 50 Tufts Drive – Construction of an above-ground pool.

Mr. Anderson reported that the Cheney Brothers Historic Landmark District Commission has invited the Planning and Zoning Commission members to their annual preservation awards on May 19th at Northwest Park at 5:30 P.M. They award property owners in Manchester for preservation of historic homes and properties. The Cheney Commission will be awarding five homeowners as well as a public project, the Cheney Rail Trail.

APPROVAL OF MINUTES

April 19, 2021 – Business Meeting

MOTION: Mr. Kennedy moved to approve the minutes as written. Ms. Poland seconded the motion and all members voted in favor.

RECEIPT OF NEW APPLICATIONS

1. **HIGHLAND OAKS CORPORATION** – PRD Zone Detailed Site Development Plan Modification (2021-030) – To combine lots 39A (28 Collingridge Drive) and 39B (30 Collingridge Drive) into one lot and combine lots 40A (20 Collingridge Drive) and 40B (24 Collingridge Drive) into one lot.
2. **REDSTONE HOLDINGS, LLC** – Extension of Previously-Approved PRD Detailed Plan (2021-034); Extension of Previously-Approved Erosion & Sedimentation Control Plan (2021-035) – Request five-year extensions of the PRD Detailed Site Plan (2016-050) and Erosion & Sedimentation Control Plan (2016-051) approvals of July 6, 2016 at 169 Red Stone Road.

The Business Meeting was closed at 7:30 PM.

I certify these minutes were adopted on the following date:

May 17, 2021
Date

Eric Prause, Chairman

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