

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
JULY 19, 2021**

ROLL CALL:

Members Present:

In Person: Patrick Kennedy, Vice Chairman
Jessica Scorso
Jessica Poland

Alternate Members Seated:

Electronically: Bonnie Potocki
Teresa Ike

Alternate Members:

In Person: Julian Stoppelman

Absent: Eric Prause, Chairman
Mike Stebe, Secretary

Also Present:

In Person: Gary Anderson, Director of Planning
Megan Pilla, Senior Planner

Electronically: David Laiuppa, Environmental Planner/Wetlands Agent
Nancy Martel, Recording Secretary

The Vice Chairman opened the Business Meeting at 8:20 P.M.

JOSE D. CORREIA – Development of a 1.01-acre lot into four 0.25-acre lots and installation of sanitary sewer, water services, and natural gas lines as necessary to serve four new single-family homes at 55 Parker Street. – PRD Zone Change and Combined Preliminary and Detailed Plan of Development (2021-041); Erosion & Sedimentation Control Plan (2021-042)

Ms. Scorso acknowledged a notation regarding traffic, which reads, “In our application, due to the size and nature of the proposed development of four single family homes, the applicant’s engineer attests there is no significant traffic impact on Parker Street or the surrounding areas.” She questioned Staff about construction on this narrow road and whether there are concerns about the size of the road when under construction.

Mr. Anderson reminded the Commission that the public hearing is closed and thus, he could not provide any further information.

Mr. Kennedy understands that Parker Street is difficult in general. Even without the PRD, a couple of homes could be built in the existing zoning. Many problems mentioned with parking,

traffic and sidewalks, and any development at this site, would be difficult. Improvements to Parker Street are beyond this developer's purview; the Town would have to undertake those issues. In his opinion, this is not an unreasonable proposal.

PRD Zone Change and Combined Preliminary and Detailed Plan of Development (2021-041)

MOTION: Ms. Scorso moved to approve the zone change from Residence A zone to Planned Residential Development zone and accompanying Combined Preliminary and Detailed Site Development Plan at 55 Parker Street, with the modifications as specified in memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated July 19, 2021.

Ms. Poland seconded the motion. Ms. Ike, Ms. Poland, Ms. Scorso, and Mr. Kennedy voted in favor of the motion. Ms. Potocki voted against the motion. The motion passed four to one.

The reason for the approval is that the proposed activity meets the Planned Residential Development criteria in Article II, Section 7, and is consistent with the character classification of *Traditional Suburban* in the Town's Plan of Conservation and Development.

The zone change will be effective on August 1, 2021.

Erosion & Sedimentation Control Plan (2021-042)

MOTION: Ms. Scorso moved to certify the erosion and sedimentation control plan for the development of four single-family homes and associated site improvements at 55 Parker Street, with the modifications as specified in memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated July 19, 2021.

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

PPF WE 1339 TOLLAND TURNPIKE LLC – For conversion of existing vehicle parking lot to tractor trailer parking at 1339 Tolland Turnpike. – Special Exception Modification (2021-052); Erosion & Sedimentation Control Plan (2021-053)

Ms. Val Ferro, Good Earth Advisors, introduced herself as representing the applicant. She reminded the members that, in August 2020, the applicant was in front of the Commission and was granted a special exception modification and erosion and sedimentation control plan approval to allow the expansion of ADUSA's operations. This has been a long process of re-tenanting the former J.C. Penney Distribution. Ms. Ferro reported that those items approved are nearing completion.

She reported that, in this period of construction, the operations of ADUSA have continued to evolve while keeping pace with the marketplace and better understanding how they can respond to the marketplace.

Ms. Ferro noted that, due to the logistics on the site, ADUSA identified a need to hold over some of the tractor trailers for 24 hours or less. This is not an increase of trailers coming to the site, but rather taking more time to leave the site. There is a need for some maneuverability using a yard jockey. Pointing to the site plan, she pointed out the area they have designated for short-term trailer storage after careful consideration. The space is currently a 208-vehicle parking area. Under this application, stated Ms. Ferro, they are proposing to change the area from vehicle parking into 51 trailer spaces.

Ms. Ferro has worked with the tenant to ensure adequate parking for vehicles, and 276 spaces will be available for automobiles, which will accommodate three shifts of employees. In order for the trailer storage to occur, there is a connector area planned, which will increase the impervious surface to just under 3,000 sq. ft. That increase in impervious flow, based on engineer Jim Petropulos's storm water calculations, will not result in a measurable increase in surface flow. However, they will be addressing a couple of Engineering Department comments, making changes to improve the water quality of the storm flow.

To make the change from vehicles to trailers, noted Ms. Ferro, there will be a loss of some endcap landscaping. They will add grass swale to the southern area, and will provide an area for snow storage. On the east side, they will add a strip of vegetation as well as additional vegetation on the connector road. The process will result in the loss of 29 trees, which are not in good shape, and they will replace them with 33 of 4 different species.

Ms. Ferro stated that part of the campus is in an aquifer protection area, though they do not anticipate the conversion to affect the aquifer protection area at all. In addition, site lighting will be consistent with the LED lighting they have throughout the campus with minor adjustments because this is a parking area. There will be no light trespass and lighting will be fully compliant to eliminate up scatter.

Mr. Jim Petropulos, Hayner/Swanson, Land Surveyors/Civil Engineers for the project, introduced himself. Mr. Petropulos remarked that over the past 2-1/2 years, both improvements to the interior of the building and site improvements have occurred. He pointed to the area of parking that will be converted to tractor trailer parking, with very minor modifications. Mr. Petropulos detailed the changes to the parking area that will be made to accommodate the trailers. He added that there will be landscaping and a connector improvement. All work will be within a fenced area of the ADUSA area, which is secure with no access from the trailer area to the perimeter road around the campus.

Regarding storm water, Mr. Petropulos stated, their client is making the right improvements to the 42-year-old site. The building was designed and built in a fabulous manner and there is no drainage problem in the area. However, the science of storm water has evolved over the years and, from a qualitative standpoint, each improvement to the site has added elements of quality. Mr. Petropulos went on to describe the improvements to various elements of the storm water system as well as the erosion control measures. There will be very little disturbance to the area and they do not expect any erosion. He estimated the project to take six weeks to complete.

Ms. Potocki questioned whether oil/water separators being proposed for the two catch basins and Mr. Petropulos explained they are part of the technology.

Ms. Potocki asked if the spill protection program will be updated now with the tractor trailers entering and leaving.

Mr. Petropulos assumed that would be an ADUSA element, but he would assume the answer to that question is yes.

After a question from Ms. Potocki, Ms. Ferro reported that the landscape architects reviewed the site, which led to their decision about trees. Even though the area is next to the highway and has a lot of vegetation, the applicant decided they would bolster the area with more formal planting to enhance the barrier.

Ms. Pilla reported a couple of minor technical comments from Engineering that the applicant has agreed to address. Otherwise, there are no further Staff comments.

Special Exception Modification (2021-052)

MOTION: Ms. Scorso moved to approve the special exception modification under Article II, Section 16.15.02(a) and (b) to convert a portion of existing personal vehicle parking to tractor trailer parking at 1339 Tolland Turnpike, with the modifications as specified in memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated July 19, 2021.

Ms. Poland 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.

Erosion and Sedimentation Control Plan (2021-053)

MOTION: Ms. Scorso moved to certify the erosion and sedimentation control plan for the conversion of a portion of existing personal vehicle parking to tractor trailer parking at 1339 Tolland Turnpike, with the modifications as specified in memoranda from:

1. John DiBiasi, Assistant Town Engineer, dated July 19, 2021.

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

APPROVAL OF MINUTES

July 7, 2021 – Public Hearing/Business Meeting

MOTION: Ms. Scorso moved to approve the minutes with the following modifications:

1. Correct the minutes to state that the motion to close the public hearing was made by Mr. Kennedy, not Mr. Stoppelman.
2. Add a notation that there were technical difficulties and the live stream of the meeting may have been affected.

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

ADMINISTRATIVE REPORTS

Ms. Pilla noted that there will be an upcoming regulation amendment application from Town Staff regarding surfacing materials that are permitted for parking areas. This was discussed several weeks ago, and they are currently working on a draft.

Mr. Laiuppa updated the Commission on the Bayberry Crossing project. He reminded the members that there is an open and active Notice of Violation which was issued on January 22, 2021. With the recent storms, Staff has received many phone calls. Upon his inspection, there was quite a bit of sediment that left the site. Mr. Laiuppa reported that he reached out to the developer and reminded them of the terms of their notification.

The conditions of the original violation have not been completed yet and he gave them two weeks, which will be July 28, to bring their project back into compliance. At that point, Mr. Laiuppa will perform a thorough follow-up inspection of the site, which will be compared with the plans approved by the Commission. He stated that if the project is not in compliance at that time, there will be a discussion about actions the Town may take. Mr. Boynton is agreeable with the timeline and will take steps to remedy the problem.

Mr. Anderson made a brief update on the Plan of Conservation and Development process. He reported that they are expecting responses from the RFP for consultant teams to partner with Staff. He added that they will have an update to that in the near future. Mr. Anderson stated that they will engage with the Chair and the Vice-Chair of the Commission to interview the chosen respondents, at which time they will come before the full Commission with a recommendation for the consultant.

Mr. Stoppelman inquired about changes to the plan for the Sam's Club property.

Mr. Anderson remarked that the property has been sold to a developer in Massachusetts. It will most likely not be an owner user as the property has gone out for lease. He explained that there are individuals looking for that type of space and Staff has been involved with connecting the owner with prospective tenants. Mr. Anderson added that the State did not move to purchase the site.

RECEIPT OF NEW APPLICATIONS

1. ASSOCIATION OF MUSLIM COMMUNITY – Special Exception (2021-057) –

Request a special exception per Art. II, Sec. 2.02.06 for development of a 935 burial plot cemetery and future gravel roadway at 460 Hillstown Road

2. **TOWN OF MANCHESTER Special Exception Modification (2021-058); Erosion and Sedimentation Control Plan (2021-059)** – For proposed activity including building additions, redesign of the parking lot and bus loop, and associated site improvements at 141 Princeton Street.

After an inquiry from Mr. Kennedy, Mr. Laiuppa explained that there has been no response from the applicant, Daniel Pennington, regarding an August 2nd special meeting about the wetlands permit application at 26 Hampton Drive. He is under the assumption that the applicant will not be ready for August 2nd.

Ms. Scorsio announced that this meeting will be her last PZC meeting. She thanked Town Staff for their hard work and dedication, as well as her fellow commissioners. Commission members thanked her for her service.

MOTION: Ms. Scorsio moved to close the meeting. Ms. Poland seconded the motion and all members voted in favor.

The Business Meeting was closed at 9:00 P.M.

I certify these minutes were adopted on the following date:

August 16, 2021
Date

Eric Prause, Chairman

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