

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
AUGUST 16, 2021**

MEMBERS PRESENT:

In Person: Eric Prause, Chairman
Patrick Kennedy, Vice Chairman
Electronically: Michael Stebe, Secretary
Jessica Poland

ALTERNATES SITTING:

In Person: Julian Stoppelman

ALTERNATES PRESENT:

In Person: Teresa Ike
Electronically: Bonnie Potocki

ALSO PRESENT:

In Person: Megan Pilla, Senior Planner
Electronically: David Laiuppa, Environmental Planner/Wetlands Agent
Nancy Martel, Recording Secretary

The Chairman opened the Business Meeting at 8:55 P.M.

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

Mr. Stoppelman observed that there was good discussion by all involved in the public hearing.

Mr. Kennedy was of the opinion that the regulations are not being violated and the plan is certainly an appropriate use.

Mr. Prause praised the due diligence done in this process as well as the input from the public. In his opinion, the property is uniquely suited to the project. One of his concerns is the impact to farming, even though it is not listed in the criteria for judging cemetery locations. He stated that, as these burials do not use any chemicals, it should not have an impact on safe farming.

Mr. Stebe agreed that the plan meets all the special exception criteria. In addition, it meets the needs of this community.

Ms. Poland concurred with the members' comments.

Special Exception (2021-057)

MOTION: Mr. Kennedy moved to approve the special exception under Article II, Section 2.02.06 for development of a 935 burial plot cemetery and future gravel roadway

at 460 Hillstown Road. Mr. Stoppelman 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 requirements of Article II, Section 2.02.06.

ADMINISTRATIVE REPORTS

Bayberry Crossing Subdivision

Mr. David Laiuppa reminded the Commission of the exceptional rainfall over the last month or so. Some of his inspections, as well as phone calls he has received, have been about some erosion and sedimentation control failures. He said he reminded the developer that he still has an outstanding cease and desist order against the project, and gave him a list of things that needed to be done. Mr. Laiuppa reported that some of the items have been done, though some of them were not satisfactorily completed. He gave the developer a deadline of August 13 to complete the list. The reason for that timing is because, if Mr. Laiuppa must give him another order or call him before the Commission, it would have to be within 10 days of a meeting.

Mr. Laiuppa reported that he did a follow-up inspection after the August 13 deadline, and noted that most of the requirements had been completed. There were a couple of smaller items that, though less important, still needed to be completed. Therefore, according to Mr. Laiuppa, he gave the developer until the day before the next meeting to finish those tasks, and they have been completed.

Basically, stated Mr. Laiuppa, the issues were related to perimeter controls; i.e., silt fences repaired, stockpile management, site slope stabilization and site discharge. As of his last inspection, three days prior to the meeting, all items listed were adequately addressed. He reminded the developer that he will continue to visit the site and make sure everything is in order. As of now, the cease and desist order is still live for accountability; if something else happens, he will issue a new order.

Mr. Prause sought confirmation that there are still outstanding items, though Mr. Laiuppa stated the items have been addressed. He left the cease and desist order live because he is waiting for grass to grow to stabilize the slopes.

Ms. Potocki asked Staff about the developer's permit with the State for storm water management and control and whether the State has been notified.

Mr. Laiuppa reported that the State is fully aware. He added that it is unfortunate that a project needs orders issued, but it has been effective. The developer does not want to return before the Commission.

Ms. Pilla updated the Commission on the process for selecting a consultant for the revisions to the Plan of Conservation and Development. She explained that they have not selected a

consultant yet. They interviewed three teams and they are in the process of calling references for feedback.

Ms. Pilla noted that an application will be coming before the Commission soon for the next school renovation project, Bowers School. She sought to confirm with the Commission that a public hearing should be held for this project, similar to what was done for Buckley School; i.e., a public hearing would be held even though it is not required, because it is the only opportunity for comment on a public school project.

Lastly, according to Ms. Pilla, as a result of recent State legislation, the Town must consider recreational cannabis, if and how it should be incorporated into the zoning regulations. Staff have been reading through all the legislation and are just about at a point where they would like to discuss it with the Commission. She said that the Planning and Zoning Commission will have the most jurisdiction over this. Ms. Pilla asked the members whether they would like to have a workshop after an upcoming meeting or make it an agenda item for discussion.

Mr. Stoppelman commented, though his microphone was off.

Ms. Pilla stated that, interestingly, the Board of Directors is not going to have much input, according to the legislation. She will make a note and speak with Mr. Anderson.

Mr. Kennedy made a comment that was inaudible due to his microphone being turned off.

Mr. Prause commented that the Park & Recreation master plan was released, and he questioned whether the Commission would be briefed on that.

Ms. Pilla stated that she will get an update from Kyle Shiel, Senior Planner for Comprehensive Planning, as he was running that project.

APPROVAL OF MINUTES

July 19, 2021 – Public Hearing/Business Meeting

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

RECEIPT OF NEW APPLICATIONS

1. **INTERNATIONAL CENTRAL GOSPEL CHURCH – CT, INC.** – Special Exception (2021-060) – Request a special exception under Art. II, Sec. 16.15.02(c) for church services and a church office at 379 Wetherell Street.
2. **TOWN OF MANCHESTER PLANNING & ZONING COMMISSION** – Zoning Regulation Amendment (2021-061) – Amendment of Art. IV, Sec. 9 regarding parking surfacing.

3. **80 OAKLAND STREET LLC – Special Exception Modification (2021-063)** – Request a special exception modification per Art. II, Sec. 24.02.01(h), for a modification of special exception 2019-051 approved on July 15, 2019 to reconfigure the employee parking for 80 Oakland Street and associated landscaping, lighting, and stormwater facilities to preserve the house at 25 Edward Street for reuse as office space at 86 Oakland Street and 11 & 25 Edward Street.

4. **PAREDIM ACQUISITION LLC – Special Exception (2021-064)** – Request a Special Exception per Art. II, Sec. 24.02.01 (m) for conversion of a hotel to a multi-family market-rate rental development at 191 Spencer Street.

MOTION: Mr. Kennedy moved to adjourn the business meeting. Ms. Ike seconded the motion and all members voted in favor.

The Business Meeting was closed at 9:25 P.M.

I certify these minutes were adopted on the following date:

September 1, 2021

Date

Eric Prause, Chairman

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