

TOWN PLAN AND ZONING COMMISSION
PLANS REVIEW SUBCOMMITTEE
MINUTES OF JUNE 9, 2021 SPECIAL MEETING

The meeting commenced at 8:00 AM through Zoom Video Conferencing.

Present: Subcommittee Members Robert Zanlungo and Sharon Purtill;
Rebecca Augur, AICP, Director of Planning and Land Use Services and
Jonathan E. Mullen, AICP, Planner

130 LINE STREET – proposal for the construction of a 24-foot by 30-foot accessory building to support tactical training at the Town of Manchester Firing Range – Reserved Land – Christopher Till, Facilities Manager, Garth McDonough, Assistant Facilities Manager and Officer Brian Hagan for the Town of Manchester, applicant

Chris Till, Facilities Manager for the Town of Manchester, stated that the proposal is to place a pre-fabricated structure at the Manchester Police and Fire Training Facility for use as a meeting, planning and debriefing space. The building would be in addition to the training facility approved in May of 2019. Sharon Purtill stated that the full commission should review the proposal for a Section 12.9 Minor Change. Mr. Zanlungo had no issues with the project. Mr. Mullen advised the applicant to avoid locating the building on or near any septic field. Mr. Till stated that there is no on-site septic at the facility.

275 DUG ROAD & LOT N-7 DUG ROAD – proposal to modify the existing special permit to allow for food trucks for non-private events on Thursday and Friday 4-8 pm and Saturday and Sunday 1-6 pm – Rural Residence Zone – Alter & Pearson, LLC - Megson, Heagle & Friend, C.E. and LS – Hops on the Hill LLC, applicant

Attorney Meghan Hope stated that the proposal is to allow a food truck to operate at the farm brewery during all hours of operation, which are Thursday and Friday 4-8 pm and Saturday and Sunday 1-6 pm. She stated that the food truck would be located at the southwest corner of the brewery building. Attorney Hope went over the existing approval that allows for food trucks at certain Seasonal Festivals. She reported that during the COVID-19 pandemic, the brewery experienced an increase in business because it is an outdoor venue at which people felt safe gathering. Ms. Purtill stated that she had no issue with the proposal and that having food available while people are consuming alcohol makes the business safer. Mr. Mullen said that the proposal could be approved with a Section 12.9 Minor Change, however he suggested that due to neighborhood concerns regarding the brewery operations, a public hearing should be held. Ms. Purtill stated that she did not feel this proposal rose to the level of a requiring a public hearing. There was a discussion among the group about how to take public comment on the proposal. Bob Zanlungo stated that he did not have an issue with the proposal.

30 HEBRON AVENUE – proposal for change to approved sign package to allow a larger sign in Derr Plaza for Unit 30B – Town Center Zone – Darin Senna, Hartford Sign & Design, applicant

Darin Senna explained that the proposal is to have a 30-square foot sign area approved for the east-facing wall of tenant space 30B. He stated while a 9-square foot sign was shown in the approved sign package the intent was always to have a 30-square foot sign. He further stated that the 9-square foot sign shown on the plans was an existing sign that the then tenant was using and it was a placeholder rather than the approved sign area for the space. Ms. Purtil expressed concern about the increase in size of the sign and questioned whether it could be approved administratively. She also expressed concern about the additional blade sign in the proposal. Mr. Senna stated that the blade sign was an additional request and could be removed from the proposal. Mr. Zanlungo had no issue with the proposal and advised the applicant to submit a revised plan to Town staff for review. He also asked that Town staff compare the proposal to the sign regulations.

Meeting adjourned at 8:48 am.

Respectfully submitted,



Jonathan E. Mullen
Planner