

**MINUTES OF BUSINESS MEETING
HELD BY THE PLANNING AND ZONING COMMISSION
OCTOBER 17, 2022**

ROLL CALL:

MEMBERS PRESENT:

In Person: Eric Prause, Chairman
Patrick Kennedy, Vice Chairman
Michael Stebe, Secretary
Nicole Clemons
Teresa Ike

ALTERNATES PRESENT:

In Person: Bonnie Potocki
Carlos Jusem
Yamuna Menon

ALSO PRESENT:

In Person: Megan Pilla, Principal Development Planner

Electronically: Gary Anderson, Director of Planning & Economic Development
David Laiuppa, Environmental Planner/Wetlands Agent
Katie Williford, Administrative Secretary

Time Convened: 8:41 p.m.

BUSINESS:

MANCHESTER COUNTRY CLUB, INC. – For expansion of the 18th tee at Manchester Country Club at 305 South Main Street. – Inland Wetlands Permit Determination of Significance (IWP-0027-2022)

Mr. Matt Gomez, Director of Operations for Manchester Country Club, and Gordon Daring, an engineer and a member of the club, presented the application.

Mr. Gomez explained that the Country Club is doing several improvements, including tee renovations. The 18th tee gets a lot of use and needs to be expanded to create more teeing surface to accept the wear and tear that a golf course gets.

Mr. Daring stated that the 18th tee is right next to Globe Hollow Reservoir. A soil scientist flagged the wetlands and the applicant has provided mapping. The work will remain out of the wetlands.

Mr. Daring said that Town staff requested a more accurate survey, and the Tree Warden also needs to confirm they are not filling in a way that will harm the trees. He acknowledged that the Commission's decision tonight is a determination of whether a public hearing will be required.

In response to questions from Mr. Prause, Mr. Daring stated that the Country Club has contracted with a company called U.S. Pitchcare in the past for three other tees, and they have provided a proposal for similar work on the 18th tee and one other.

Mr. Gomez stated that the contractor will come in with some small equipment, an excavator and skid steer, and will remove the sod from the tee surface and dispose of it. They will bring in additional soil, laser level the tee, and resod it. The current tee is an L-shape, and they will increase the square footage to make it a larger rectangle shape, he said. Soil would be exposed for a very limited time, and erosion and sedimentation controls would include both silt fence and straw wattles.

Mr. Gomez stated that they hope to go through the permitting process and then fit the work in when their budget will allow. It would not be done this fall. Late fall would be the best time of year.

In response to a question from Mr. Prause, Mr. Daring said that there will be no activity in the wetland. He indicated on the plan where the excavator would come through.

Mr. Laiuppa stated that the Commission must decide whether there is potential for adverse impact to the wetlands. No direct impacts to the wetlands are proposed, but there are 0.2 acres of impact to the Upland Review Area. One of Mr. Laiuppa's comments was that straw wattles are not the best form of erosion and sedimentation control for steep slopes. The time of year could have an impact, he stated; if the work is done outside of the growing season, there will be a longer period of time when the soil is not stabilized by vegetative means.

Mr. Laiuppa noted two factors he thought should be considered: Activity that could cause turbidity or siltation in a wetland or watercourse, and activity that could cause pollution of a wetland or watercourse. He added that the Commission should also consider whether a public hearing would be needed because of public interest, because this is public land.

Mr. Kennedy stated that there is no disturbance of the watercourse itself and only minor disturbance in the Upland Review Area.

Inland Wetlands Permit Determination of Significance (IWP-0027-2022)

MOTION: Mr. Kennedy moved to find the proposed activity at the above referenced location as shown on the inland wetlands permit application IWP-0027-2022 will not have a significant impact on the wetlands and therefore will not require a public hearing. Mr. Stebe seconded the motion and all members voted in favor.

ADMINISTRATIVE REPORTS:

Mr. Anderson said that the Planning Department received a staff draft of the Plan of Conservation and Development (POCD) from the Town Planning & Urban Design Collaborative (TPUDC) and will be reviewing that over the next couple of weeks. After a public draft is available, there will be another opportunity for the public to give input.

Mr. Prause asked for an update on the Affordable Housing Plan timeline. Mr. Anderson responded that it was brought to the Housing & Fair Rent Commission last month and is being updated now. State statute is silent on who approves the Affordable Housing Plan. If the PZC

would like to review and endorse it as well, that can be done; if not, it will go to the Board of Directors.

RECEIPT OF NEW APPLICATIONS:

1. **BASSER-KAUFMAN 216 LLC – Special Exception (PSE-0037-2022); Erosion & Sedimentation Control Plan (ESC-0012-2022)** – For an approximately 2,400 SF Starbucks restaurant with drive thru within the existing ShopRite shopping center at 210 Spencer Street.

The Chairman closed the business meeting at 9:02 p.m.

I certify these minutes were adopted on the following date:

November 7, 2022
Date

Eric Prause, Chairman

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

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