

**Continuing Legislative Committee
on State Planning and Development**

MEETING MINUTES

Thursday, October 18, 2007
3:00 PM in Room 2A of the LOB

Chair Coleman welcomed everyone to the meeting and noted that the committee was meeting to act on the proposed interim change to the Conservation and Development Policies Plan, 2005 – 2010 from Hillstown Enterprises, LLC in the Town of Manchester. Chair Coleman also noted that the votes would be held open until 5:00 pm.

Without objection Chair Coleman noted that the Committee would hear from a representative from Office of Policy and Management (OPM), the applicant, Hillstown Enterprises, LLC and representatives from the Town of Manchester.

Jeff Smith, OPM, presented the recommendation. He indicated that OPM agreed with the applicant that the area should be changed to a development designation. However, OPM felt that, in order to be consistent with the Plan's definitional criteria, the site should be assigned a Growth designation rather than Neighborhood Conservation as requested by the applicant.

Rep. Feltman, Rep. Roy, Rep. Miner and Sen. Coleman asked OPM why the Growth designation would be considered more consistent with the plan, when the developer was looking to put homes on the parcel, not business or industry. Jeff Smith noted that a Neighborhood Conservation designation would be appropriate for a development of much greater density. A Growth designation would be a better fit since the area is currently undeveloped. A Growth designation would also be more consistent with the surrounding area in Manchester.

Attorney David Markowitz, speaking on behalf of the applicant, noted that they were not concerned as to whether the parcel was changed to Growth or Neighborhood Conservation, as either designation would allow for the sewer hookup that was needed for the development. He went on to explain that the developer only planned on building 73 residential units, with an open space buffer along the roadside. This development density would be at .73 units per acre, less than the current Town requirement in a Rural Residential zone of no more than 1.33 units per acre. Mr. Markowitz also noted that the developer would also supply a much-needed water connection to this area as there was no current fire protection serving this part of Manchester.

Mark Pellegrini, Town Planner – Manchester, gave background information regarding the local plan of Conservation and Development. He indicated that, based on the topography of the area and the use of a gravity flow system, the sewer would be connected to the MDC system, rather than to the Manchester system. He also noted that he was comfortable with the recommendation from OPM to change the parcel's designation from Rural to Growth, rather than to the requested Neighborhood Conservation.

Chair Coleman asked for a motion to approve Hillstown Enterprises, LLC application for an interim change to Conservation & Development Policies Plan, 2005 – 2010, in the Town of Manchester.

Rep. Feltman motioned to change the designation of the 102 acre parcel on Hillstown Road in the Town of Manchester from Rural to Neighborhood Conservation Area. Motion seconded by Rep. Roy.

Chair Coleman asked the clerk to call roll vote to change the designation of the 102 acre parcel on Hillstown Road in the Town of Manchester from Rural to Neighborhood Conservation Area.

Clerk Eric C. Stroker called roll: six yea, zero nay, four absent. The motion carried.

Chair Coleman noted that the committee had no further business before it and would stand in recess until 5:00 p.m. when the vote would be closed and the meeting formally adjourned.

The committee recessed at 4:07 p.m. and adjourned at the scheduled time.