

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION PUBLIC HEARING HELD ON TUESDAY, APRIL 11, 2017 AT 7:30 P.M. IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

Earl J. Kurtz III, Chairman; David Veleber, Secretary. Members: John Kardaras, Gil Linder, Louis Todisco.

Alternates - Jeff Natale and Jim Jinks.

Absent: S. Woody Dawson, Edward Gaudio, Vincent Lentini and Alternate Jon Fisher.

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Chairman Kurtz called the public hearing to order at 7:31 p.m.

II. ROLL CALL

The clerk called the roll.

III. DETERMINATION OF QUORUM

Following roll call a quorum was determined to be present.

IV. PLEDGE OF ALLEGIANCE

The group Pledged Allegiance to the Flag.

V. BUSINESS

Secretary Veleber read the call of public hearing for all the applications.

1. **Zone Text Applications** **PH 4/11/17**
Town of Cheshire - Planning and Zoning Commission
To amend Section 32(building coverage in Industrial Zones)
To amend Section 32(to reduce the lot size in the I-2 Zone)
To add to Section 23 (Definitions) Low Impact Development (LID)
Creation of new Section 35 to regulate Building Coverage and Storm Water Management and Access Management in the Industrial Zones.

Mr. Voelker reported that a copy of the regulations was mailed to the Commissioners. The amendments are implementation of a portion of the Plan of Conservation and Development (POCD) regarding industrial zones.

The Commission is doing things to promote the economic base by improving the industrial regulations, including amending the minimum lot area in the I-2 Zone from 120,000 to 40,000 square feet, which matches the I-1 Zone. The Commission also wants to increase the building coverage in both zones to 35%. There was a comparison to other communities on coverage, and Cheshire at 25% was on the lower end. The State Plan requested minimum coverage in the aquifer and watershed areas. The problem is that much of Cheshire's economic base in the industrial zones is zoned

for industrial purposes. Mr. Voelker stated there is a comment in the POCD about working with the RWA to come up with strategies to have low impact development.

There is a new LID definition cited in the regulations. Mr. Voelker read the definition of Low Impact Development (LID) into the record.

This is tied to the new Section 35 which has comments about storm water management tied to DEEP and Town Engineering manuals.

The Plan expressed concern about access management, lot size, potential for more curb cuts, and the Plan requires an overlay/master plan for developing property in the smaller acreage. The Commission would have some input into the access management, minimize the curb cuts, with the intention to get lot owners to share parking and access ways onto Cheshire routes.

Mr. Voelker read comments into the record.

Economic Development Commission, David Pelletier, Chairman, 4/11/17.

CRCOG, 4/4/17; NVCOG, 4/11/17; Regional Water Authority RWA, 3/13/17.

The Commissioners were informed by Mr. Voelker that he has spoken to RWA about impervious coverage. There is inadequate information for industrial zones. When a plan comes in for development on a site or expansion on a site, they must give a low impact storm water management plan that is tied to the engineering practices set forth by the Town and DEEP.

Mr. Todisco asked about Cheshire not having an overall impervious surface limitation, and if other towns have them.

Mr. Voelker said it is only building coverage. The Town does not have an impervious surface regulation, and there is development without one. Other communities have these regulations. He said parking demand is less than before; many places have overbuilt parking; and Cheshire has deferred parking to 50% of the requirement in the regulations and this is encouraged. This saves the developer's resources; it is a positive environmental benefit; and it is better for the environment. Current techniques can overcome concerns. Mr. Voelker fears that if the town imposes an overall impervious restriction, there is insufficient data townwide for imposition of this regulation.

Chairman Kurtz agrees this is good for the community.

THE PUBLIC HEARING WAS CONTINUED TO APRIL 24, 2017.

VI. ADJOURNMENT

MOTION by Mr. Kardaras; seconded by Mr. Natale.

MOVED to adjourn the public hearing at 7:50 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk