

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION PUBLIC HEARING HELD ON MONDAY, JUNE 25, 2018, AT 7:30 P.M. IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

Sean Stollo, Vice Chairman; Gil Linder, Secretary; Members: S. Woody Dawson, John Kardaras, Jeff Natale, Louis Todisco.

Alternates: Robert Anderson, Robert Brucato, Donald Walsh

Absent: Matthew Bowman, Edward Gaudio, Earl J. Kurtz

Staff: William Voelker, Town Planner; Guest: Town Council Liaison David Veleber

I. CALL TO ORDER

Mr. Stollo called the public hearing to order at 7:31 p.m.

Mr. Stollo read the emergency public service notice.

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.

1. **Special Permit Application**
James A. Fazzone Developers LLC
Highland Avenue
Self-Storage Facility

PH 6/11/18
PH 6/25/18
MAD 8/29/18

Town Planner Voelker read comments from the Cheshire Fire Department dated June 22, 2018 into the record.

Attorney Anthony Fazzone represented the applicant, and submitted photographs of a building after which the proposed development would be modeled. The proposed structure will be a climate controlled self storage facility. The property is 1.2 acres with frontage on Highland Avenue and Reinhard Road. It is the parcel of land north of the DMV Emissions Center. The proposed project will have access only from Reinhard Road. Mr. Fazzone advised that the applicant has met with the Fire Chief, Fire Marshal and Town Planner Voelker, and the Building Department has assigned an address on Reinhard Road for the building.

The subject application is currently before the Inland Wetlands Watercourses Commission (IWW) and a decision will be made at the July 3rd meeting. There does not seem to be a conflict or concern over the parcel.

Greg Chere, Architect, Watertown CT, represented the applicant and displayed the site plans. The proposed building is 18,300 sq. ft. all with proper setbacks; there is access into the structure on two sides for garage doors and car access; the office space is located in the corner of the building; the building has a loading area and two large elevators to go up two flights. The Fire Marshal has requested access from the roadway rather than across the front section of the site on Route 10. Necessary detention runs from catch basins on site picking up all paved area and from the flat roof with interior drainage to the detention basins. There is one existing house and a vacant front site. The building is either tilt-up or pre-cast concrete insulate panel, built at the site or local facility in Thomaston CT and shipped back to the site. There is a five foot jog in the front area of the building, with glass, which will show access into the structure, allowing the structure to have an office feel.

Mr. Chere displayed the three elevations plans for the storage facility. The short one faces Reinhard Road; there is a canopy over the two entry doors; and the entry and exit doors, loading and unloading areas, and office space entry were pointed out on the plans. The south side is shorter in height because the grade slopes north, and comes in about four feet above slab on that side.

The main level floor plan was displayed, with schedule for sizes and quantities of the different storage areas. This will change, but not by much. There is nothing scheduled for outside storage. From Route 10 the facility with the wall and glass is visible; from south to I-691 the corner of the building will be visible; and the glass and brick will wrap the corner and go down.

With regard to the Route 10 access, Mr. Voelker explained there is no access from Highland Avenue per the CFD and need for fire truck access. Three of the four sides have paved surfaces and CFD is satisfied with this layout.

Mr. Chere stated the applicant added pavement for the CFD. The height of the building is two floors, 10 feet floor to floor, and another two feet above the ceiling system, and 14.4 feet gets to the upper floor, just over 32 feet.

Mr. Natale asked about 24 hour access to this building.

James Fazzone, Fazzone Development, stated there will be 24 hour access to the building, but there will only be staffing during normal business hours. This project will not be a large traffic generator once the building is full.

Mr. Linder asked about access to floors 2 and 3 by the freight elevator.

On the plans, Mr. Chere pointed out the two freight elevators and their locations on the plans. There is a load off area just inside the building which is a deep elevator.

Mr. Brucato asked about the area being fenced in.

According to Mr. Chere the applicant is not looking to fence in the area.

In looking at the submitted photo, Mr. Dawson asked if this is what the subject structure will look like. He said it looks like an office building, not a storage building, and complimented the applicant on the proposed structure.

It was stated by Mr. Chere that this not is a usual pre-engineered box.

For the 24 hour access, Mr. Todisco asked about tenants having keys to enter, what would be stored in this building, and if there is a fire suppression system.

There will be key cards, and Mr. Chere said tenants will have building and individual unit access. The storage units will include just about anything. The building will have smaller units, and a fire suppression system. On the main level (J) and two more levels, there will be accessibility for cars to drive in through a roll-up, into units 20 feet deep.

Mr. Dawson commented on the great demand for climate control units.

Mr. Fazzone addressed the storage question, stating there must be climate control for storage of furniture, clothing, antiques, records, high end items, and noted this will not be an inexpensive storage.

Between the units, Mr. Walsh asked if there is cement or fence.

In response, Mr. Chere said it is a light weight steel frame structure, with corrugated steel, and the existing building is designed with a 10'x10' grid. From the 10' to 10' it starts creating the spaces; it goes to 8', and then there is a chain link up to the roof. This prevents people from climbing and getting into the structure. With 5'x5' units the sprinkler system would have to go into each separate unit. There are storage units of 81 sq.ft.

The issue of weight specifications and standards for a building like this was raised by Mr. Todisco.

Mr. Chere said this is light to moderate weight storage, 125 pounds per square foot. The interior layout/separations are done by a company that just does this...doors, interior wall system...and the structure will be structurally the same as the one in the photograph.

Mr. Todisco questioned the quality of the structure, i.e. medium or high quality for this type of building.

This is an “A class building and Mr. Cherry said it will be a sturdy building, very solid. The floor system is better than a typical office building.

Mr. Strollo had three questions. 1) this is a pre-cast building...are the panels locked together; 2) how many maximum vehicles will be stored; 3) will the elevator take a vehicle on it.

Mr. Chere replied that no vehicle is large enough to handle a vehicle. There are 17 car units with drive-in ability.

Mr. Brucato asked if the facility will have a generator for power outages.

At this point, Mr. Chere said one has not been considered.

Attorney Fazzone advised that the photographs submitted are a facility on the Post Road in Milford CT.

Mr. Fazzone explained that the detention basin located on an adjacent property, is subject to a permanent easement to drain down into an area of the subject property. These properties are owned by one business entity. Engineering Department has looked at this, made suggestions, which have been adopted.

The public hearing was held open until July 9, 2018 pending IWW approval.

2. Special Permit Application
Steven Bullock
3 Dover Court
In-Law Apartment

PH 6/25/18
MAD 8/29/18

Steven Bullock, 3 Dover Court, was present for the application.

Town Planner Voelker informed the Commission that this in-law apartment was approved in 1988, without renewals by the prior owner. The apartment (800 sq. ft.) exceeds the existing 750 sq.ft. maximum size because this regulation was not in effect in 1988. It is a non-conforming use; it can remain; and the property owner must maintain the use as required, and renew it every five years.

VI. ADJOURNMENT

MOTION by Mr. Kardaras; seconded by Mr. Dawson.

MOVED to adjourn the public hearing at 8:05 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk