

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION PUBLIC HEARING HELD ON MONDAY, JULY 30, 2018, AT 7:00 P.M. IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

Earl J. Kurtz, Chairman; Members: Matthew Bowman, S. Woody Dawson, John Kardaras, Jeff Natale

Alternates: Robert Anderson, Robert Brucato

Absent: Edward Gaudio, Gil Linder, Sean Stollo, Donald Walsh (Alternate).

Staff: William Voelker, Town Planner; Vincent Masciana, COO, Dept of Education.

Guest: James McKenney, Public Building Commission Member; John Rosa, J.A. Rosa Construction.

I. CALL TO ORDER

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

Chairman Kurtz 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.

Mr. Voelker read the call of public hearing for the applications.

V. BUSINESS

1. Special Permit Application

PH 7/30/18

Dr. Joshua Medeiros-Parks & Recreation

559 South Main Street

To operate a seasonal farmers market

Dr. Medeiros presented the application for a seasonal "Farmers Market" on the site of the Youth Center parking lot, 559 South Main Street, on Thursdays, 4 p.m. to 6:30 p.m. from July to September. Vendors arrive 3:15 to 3:45 p.m; each vendor will get two (2) spaces; the handicapped parking spaces will be available near the entrance to the building; public parking will be at Bartlem Park or Cheshire High School. The Youth Center building would be closed for the Farmer's Market.

There were no further questions or comments. Chairman Kurtz closed the public hearing.

2. Special Permit Application

PH 7/30/18

Vincent J. Masciana

525 South Main Street

To build a 3,000 S.F. athletic storage building

At Cheshire High School

Mr. Masciana presented the application for a 3,000 S.F. storage building at Cheshire High School. This building will replace the containers currently on the high school campus which have been used for sports and band activities/equipment. The funding was approved by the Town Council; the project was assigned to PBC; Mr. McKenney is the subcommittee chairman for this project.

Mr. Masciana said the project has been in the works for many years; there was an extensive search for the right site; the building was reduced from 4,000 S.F. to 3,000 S.F. The location – Site D on the east side of the practice field - was approved by the Board of Education (BOE), PBC and Town Council. Inland Wetlands Commission determined a permit was not required. There was an RFP and J. A. Rosa Construction, Wolcott CT, was the selected contractor for this project. The contractor is ready to begin the construction and issuance of permits.

Town Planner Voelker read comments from the Regional Water Authority dated July 12, 2018 into the record.

The Commission was informed by Mr. Masciana of the following:

- The 3,000 S.F. storage building will be towards the visitor stands; the building will be 100 x 200 feet long and 30 feet wide;
- Along the tree line to the right located between the practice field and maintenance building, some trees will be taken down; the building will be tucked in where the tree line is now; the building will not be dominant at the athletic complex; about one-half of the steps going up can be seen.
- This is a simple building in terms of construction, masonry block, several garage bays, will have electricity, and water supply for hoses to clean equipment;
- Site D is 350 feet from the residential boundary to the north and 550 feet from the residential boundary to the south;
- A roadway will be constructed into the athletic complex to the stadium seating, across the front of the new storage building; and it will be ADA compliant with access path to the seating.

A question was raised by Mr. Natale about neighbors seeing the building and lighting.

James Mckenney, PBC member, said neighbors to the north will not be affected by the building, and neighbors to the north will need binoculars to see the building. The BOE will decide on security and lighting.

Mr. Bowman stated that lighting should have been on the plans as part of the application, and he did not see this cited.

Mr. Rosa (contractor) said there are four bays with overhead doors; at each door there is a wall pack to provide illumination into the bays. Lights are on the architectural drawings.

Mr. Bowman asked how far the proposed building is from the practice football field and width of the driveway.

According to Mr. Masciana it is 23 feet; the driveway is 8 to 10 feet maximum. Mr. Rosa noted there is a required setback from the practice field to the hard surface of 15 feet, +8 feet of asphalt to where the building starts...total of 23 feet.

This is an R-20 zone, and Mr. Bowman said there are illegal storage trailers there now because they are not permitted in an R-20 zone. He asked if these trailers will all be eliminated from the site. Mr. Bowman said PZC need to see how much impervious coverage there is on the entire high school property; PZC should make a site visit to the property; he wants to see an overall plan of the entire site, i.e. driveways, parking areas.

Mr. Masciana said all storage trailers on the athletic complex will be eliminated if all the equipment can fit into the storage building. There are other trailers on the right side (north end) of the property which have been there for many years, and may remain. The process of going through the storage trailers and disposing of materials is an ongoing process, with the goal of getting all the materials in to the new building. The band storage trailer will be eliminated. Site D has a smaller container and small garage that will be removed.

There are lights on the building, and Mr. Voelker said there is one at each entry door and one on the rear corners. They must be full cut-off lights.

Mr. Masciana noted the building will have utility LED lights, and motion sensors.

It was stated by Mr. Bowman that the drawings are dated 2/13/17.

Chairman Kurtz asked about the current storage containers being removed, why the building size was reduced to 3,000 S.F. (from 4,000 S.F.), and if all the trailers on the campus can be moved.

There was a constraint on funding and Mr. Masciana said the BOE now has a 3,000 S.F. storage building, which is better than what is now being used at the high school. The existing containers will be cleaned out, and there will be the best use of the new storage building.

With regard to funding, Mr. Bowman asked if there was outreach to parent groups or other organizations for additional funding for a 4,000 S.F. building. He stated he does not agree with the current plan.

This issue was addressed by Mr. McKenney, who explained that the project was presented to the Town Council. It was approved by Council and given to PBC. He explained that PBC is not in a position to go out and seek money from other groups. It must do the project within budget, and cannot seek alternative sites, change plans, or seek additional funding. Taking that approach would not be in line with the PBC Charter.

Mr. Bowman stated he does not see a drainage plan for the roof drains for this building. For any normal building drainage plans must be provided for the roof into the ground.

It was stated by Town Planner Voelker that the Town Engineering department had no comments on this building as proposed. He also clarified that drainage does not have to be put into the ground...it can drain off the roof.

Mr. Bowman stated this public hearing should be continued to September in order for PZC to get the required information for this project. He commented on there being no lighting plan. Even without town department comments there should be a drainage report. He requested comments from the Public Works Department as part of the package that drainage from Patton Drive no longer runs in the back of the high school. In the past he has seen water accumulate to depths of several feet, and it should be addressed.

Mr. Masciana could not respond to the drainage plan issue and whether things have changed.

If the Town Engineer does not believe a drainage plan is necessary, Mr. Dawson said he should be at the meeting and answer questions on this project.

For clarification, Mr. Natale stated that Sheet A-2 does show the location of lights on the storage building.

The Commission was told by Mr. McKenney that this building is a design/build project and this falls on the contractor. There are long overdue concerns about storage containers, and it was decided to move this project along and get it done as soon as possible. PBC is not responsible for the design, and if something needs to be addressed the PZC will address it. This is a storage building to eliminate trailers which are, possibly, a violation of zoning laws.

Mr. Bowman reiterated that these containers are illegal in an R-20 zone, without a permit, and this is beyond the control of PBC.

PUBLIC COMMENTS AND QUESTIONS

Pam Gomez, 300 Patton Drive, commented on the storage building project, response from the Town Engineer, and continuing the hearing to September. She received the mandatory notice in the mail about the project, and asked about the Pine Trees which would come down and Site C on the property.

On the map, Mr. Masciana pointed out the trees (Site D) which will be removed. The pines between the practice field and baseball field are not being touched. He noted that Sites A, B, C, D were proposed as the building location; D was selected; and C has two storage containers.

Ms. Gomez has questions about drainage, and there being no connection to the Patton Drive system. She believes the public hearing should be left open for questions to be answered.

According to Mr. Masciana, no drainage is proposed and BOE is working with the existing swale. He reviewed the plans with Ms. Gomez, and pointed out the Pine Trees to be removed.

Chairman Kurtz explained the information on the September PZC meeting will be posted on the Town's web site and in the Cheshire Herald.

It was pointed out by Mr. Rosa (J.A. Rosa Contractors) that there is a lighting plan on the architectural drawings. There are no light poles or parking lights planned, and there is sufficient information in terms of lighting. He thought drainage was the purview of the Engineering Department not PZC, and said all engineering and building questions will be answered during the permitting process. The architect is Silver Petrucelli; architectural plans submitted to the Building Department will be signed and sealed; and the design team included Milone and MacBroom.

Mr. McKenney reported that the Town Engineer was involved in PZC subcommittee meetings on this project and in every step of the way for placement of the building, including trees to be cut down, and helped plan the drainage.

Mr. Brucato asked about a fence line facing the discus field so there is no damage to the facility.

The discus cage is not being move and Mr. Masciana said no fencing is planned.

Town Planner Voelker cited the information on the high school property. 48.1 acres; 2,095,236 S.F.; lot is 314,284.4 S.F.; total square footage existing on the site is 192,544 S.F.; there is about 9% coverage which is well below what is required in the district.

The Commission was told by Mr. Masciana that the contractor is ready to begin the work, and continuing the public hearing results in a one-month delay for construction of this building. He commented on the people involved having done their due diligence, selecting the right site, and with the team of Silver Petrucelli, Milone and MacBroom and J.A. Rosa Construction everything is in place.

Chairman Kurtz stated it is not in the best interests of the application to close the public hearing and take action at this meeting. He will hold the public hearing open for one more month.

Regarding the drainage, Mr. Voelker stated that the standard cited is not true...drains do not have to be in the ground or a rain garden. They can be handled in many ways; there is not regulatory requirement for drainage in the ground; and drainage should be designed to protect abutters. Mr. Voelker stated he cannot require someone, i.e. Town Engineer, to come to a meeting, but he will get an engineering report on the project.

Mr. Bowman requested a copy of the site plan for Cheshire High School, and information on whether the drainage runs to Patton Drive.

VI. ADJOURNMENT

MOTION by Mr. Dawson; seconded by Mr. Anderson.

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

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk