

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION PUBLIC HEARING HELD ON WEDNESDAY, OCTOBER 10, 2018, AT 7:30 P.M. IN ROOM 207-209, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

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

Absent: Matthew Bowman, and Robert Anderson (Alternate)

Alternates: Robert Brucato, Donald Walsh

Staff: William Voelker, Town Planner

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

They group Pledged Allegiance to the Flag.

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

V. BUSINESS

- 1. Subdivision Application**
Carol B. Caley, LLC
Reservoir & South Meriden Road
2-lots

PH 10/10/18
MAD 12/17/18

Ted Hart, P.E. Milone and MacBroom and Ryan McEvoy, P.E. Milone and MacBroom were present for the application.

Mr. Hart informed the Commission that the property is owned by James C. Bishop and Carol B. Caley, through an inheritance, and the applicant seeks creation of two lots.

Town Planner Voelker read comments into the record from the Cheshire Engineering Department dated 10/10/18, Chesprocott dated 9/17/18, and Meriden CT Dept. of Public Utilities (Dennis Waz) dated 9/13/18.

Mr. Voelker stated that anything coming in the future on this property will be referred to the City of Meriden, and the POCD includes continued protection of the public drinking water supply.

The Commission was told by Mr. Hart that the purpose is to divide the land between the two owners, Parcel A and Parcel B. The property totals 39+ acres; it is mostly wooded to the north and agriculture to the south; the high point is near the intersection of Reservoir Road and South Meriden Road; the site drains down towards Broad Brook Reservoir. If the property is developed there will be information to the City of Meriden Water Department.

Proposal A - The plan is to build only one single family house on the property. The property is in the R-40 zone; a triangular piece towards the reservoir is R-80; the proposal is to subdivide the property into two lots...one buildable lot and one remaining for agriculture. Lot #1 would be 17 acres; lot #2 would be 21.5 acres (farmland). On the plans, Mr. Hart pointed out the septic system, well, house, small storm water management area, rain garden to retain storm water, noting the septic system is closer to the street).

Proposal B – Mr. Voelker explained that this parcel will be farmland; it will be used for agricultural purposes only; no commission approval is required; and to build on this lot would require a return to PZC for approval.

The plan showed Colton Lane as it now exists, and there is a note on the plans for future extension of Colton Lane. The PZC must decide on an approval of a subdivision lot meeting the regulations. The staff report states the applicant meets the regulations. The next application would be a subdivision application for building on the property.

Mr. Hart stated the entire parcel is owned by a trust, and two people want their own piece for their individual purposes. Regarding the Town Engineer's comments the subdivision map shows an area of inundation from the previous subdivision.

On the plans, Mr. McEvoy cited lot #3 which services as a culvert. The subject property can drain onto lot #3, and the Town Engineer wanted clarification on what could be expected in the event of a significant 100 year storm. He said there could be water on the property at some point, and this must be taken into consideration with future subdivision. It would not prevent road extension in this area. There must be a 50 foot right-of-way in place, and the owner/applicant is required to provide a 25 foot minimum distance from the center line of the road so the Town has opportunity for a full 50 foot right-of-way. South Meriden Road is a State highway, 80 feet wide, and the Town road is 50 feet wide.

Mr. Todisco asked the subject limited application meeting the subdivision and zoning regulations. He also about Colton Lane extension on Parcel B, and through South Meriden Road.

According to Mr. Voelker an expansion could go to Reservoir or South Meriden. Everything depends on the choices made by the applicant...i.e. size lots, how many lots, etc. If there was an application for a subdivision on the property, there must be drainage calculations, storm water management plan, etc. per the scale of the project.

Mr. McEvoy read the note on the plans and the Colton Lane extension into the record. He stated that Colton Lane must be a through street. Building on "B" would result in a longer cul de sac, and Colton Lane would be a through street.

It was stated by Mr. Voelker that the words "through street" are key here. There has always been advisement to applicants to have a through street, not a permanent cul de sac. The purpose of putting this statement on the plans is to let buyers know it is a through street.

There were no further comments or questions. The public hearing was closed.


2. ADJOURNMENT

MOTION by Mr. Dawson; seconded by Mr. Todisco.

MOVED to adjourn the public hearing at 7:56 p.m.

VOTE The motion passed unanimously by those present.

Attest:


Marilyn W. Milton, Clerk