

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION PUBLIC HEARING HELD ON MONDAY, APRIL 8, 2019, AT 7:30 P.M. IN COUNCIL CHAMBERS - 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present - Earl J. Kurtz III, Chairman; Sean Strollo, Vice Chairman; Jeff Natale, Secretary
Members: John Kardaras, Louis Todisco, S. Woody Dawson, Gil Linder, Matthew Bowman, Robert Brucato
Alternates: Robert Anderson, Donald Walsh, Tom Selmont
Staff: William Voelker, Town Planner

I. CALL TO ORDER

Chairman Kurtz called the public hearing to order at 7:30 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

Mr. Natale read the public hearing notices for the applications.

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| 1. Special Permit Application | P.H. | 03/25/19 |
| <u>Wally Kerrigan, Engineer, Greenskies</u> | P.H. | 04/8/19 |
| 500 Highland Avenue | MAD | 06/12/19 |
| Installation of two solar carports in the Police Dept.
parking lot in the rear of the building | | |

Mr. Voelker read comments into the record from Cheshire Fire Department (CFD) dated April 8, 2019, and the Engineering Department dated March 6, 2019 and April 1, 2019.

Brad Parsons, P.E., All Point Technology, represented the applicant. He reviewed with the Commission the revised plans for the project and addressed the concerns discussed at the March meeting.

There were no public comments or questions. Vice Chairman Strollo closed the public hearing.

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| 2. Special Permit Application | P.H. | 04/8/19 |
| <u>Cheshire Academy Inc.</u> | MAD | 06/12/19 |
| 10 Main Street/Academy Road
Replacement of terraced lawn seating with 468 Prefabricated
bleachers and a 8' x 12' Press box | | |

Mr. Voelker read comments into the record from Cheshire Fire Department (CFD) dated April 5, 2019, and the Engineering Department dated April 1, 2019.

Michael J. Joyce, P.E., from Milone & McBroom presented the application. The application seeks approval for the construction of bleachers on the southerly side of the main all-purpose field on the Cheshire Academy campus. Bleachers will also include a press box. Mr. Joyce said the lighting will not change and the grading will be the same. The total height of the press box will be 11 ½ feet. There will be no change in operations. The members asked questions and Mr. Joyce responded. Mr. Linder asked about a handicap ramp, Mr. Joyce responded that there will be a ramp that is ADA compliant.

Public comments:

Robert Anderson -51 Woodridge Court – Resident
 Do you anticipate additional traffic as a result of this project?
 Mr. Joyce responded there is no anticipated additional traffic

Sharon Browridge owner of property at 0 Weiss Road/Academy Road, abutting property owner
 What is the distance between the Cheshire Academy and my property?
 Mr. Joyce indicated on the map, about 2,500 to 3,000 feet.
 What is the height? Mr. Joyce responded - 10 ½ft. - equivalent to a one-story house height.

Vice Chairman Strollo closed the public hearing.

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| <p>3. Special Permit Application
 Mark Szuchman
 613 W. Johnson Avenue
 Sports and Recreation for Baseball & Softball Training</p> | <p>P.H. 04/08/19
 MAD 06/12/19</p> |
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Mr. Voelker read comments into the record from Cheshire Fire Department (CFD) dated April 5, 2019, and the Engineering Department dated April 1, 2019.

Mr. Mark Szuchman, Applicant was present.
 Mr. Bernard Pellegrino, Attorney, Pellegrino Law Firm, presented the application. The applicant proposes to use the property for a sports training and commercial recreation facility. The applicant would operate a D-BAT franchise within Building 2. D-BAT is a baseball and softball training facility with approximately 75 locations across America. The exterior of the existing building structure will remain as is with only an interior build-out. The business would operate 7 days a week. Peak hours of operation would be 4-8 pm during the week and 10 am to 5 pm on weekends. Mr. Pellegrino indicated that there is plenty of parking.

The Vice Chairman Kurtz asked about the sprinkler system. Mr. Voelker responded that is a building code requirement.
 Chairman Kurtz inquired about occupying the whole building and Mr. Pellegrino responded yes.
 Chairman Kurtz asked about the parking Mr. Pellegrino responded.

There were no public comments or questions. Vice Chairman Strollo closed the public hearing.

VI. ADJOURNMENT

MOVED to adjourn the public hearing at 8:00 p.m.

MOTION by Mr. Natale, seconded by Mr. Dawson.

VOTE - The motion passed unanimously by those present.

Attest:



Angela Izzo, Clerk