

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION PLAN OF DEVELOPMENT SPECIAL MEETING HELD ON WEDNESDAY, MAY 8, 2019 AT 7:00 P.M. IN TOWN HALL, ROOM 207-209, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

Vice Chairman Sean Strollo; Matthew Bowman, S. Woody Dawson, John Kardaras, Jeff Natale, Louis Todisco.

Alternates: Donald Walsh

Absent: Earl J. Kurtz, Gil Linder; Alternates – Robert Brucato, Thomas Selmont

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Mr. Strollo called the meeting to order at 7:11 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. ACCEPTANCE OF MINUTES

Special Meeting: January 9, 2019

MOTION by Mr. Bowman; seconded by Mr. Walsh.

MOVED to approve the minutes of the Special Meeting of January 9, 2019 subject to corrections, additions, deletions.

VOTE The motion passed 6-0-1; Mr. Strollo abstained.

VI. DISCUSSION:

1. Draft Amendment for new Section 36 – Highland Avenue Design District.

Town Planner Voelker reviewed the draft amendment for new Section 36 with the Commissioners. All the changes are colored “blue”.

Section 6 - The “Standards and Findings” language came out of the existing S.D.D. regulations. Under “M”, there is one correction...capability to complete the project”. Residential use is also not allowed in the district, and is out of the regulation.

Under Section 36, an application is made; the Commission reviews the Standards and Findings; the developer asks for special regulations; with a commercial development there is the possibility of one (1) small scale project; and it was noted that a super-market would not build a center without enough parking.

Minimum Design Standards – the three (3) acre minimum size is out.
(A) – maximum lot size shall be 120, 000 square feet.

Standards and Findings – they are consistent with the current S.D.D. regulations (i.e. Town Center).

Mr. Voelker wants to add the new Section 36 as an agenda item for the May 13th PZC meeting for review and discussion by the full Commission. A public hearing on Section 36 can be scheduled for June; the revised regulations would be sent out to the regional agencies; with Commission adoption in late July.

Mr. Natale commented on a developer having a project with curb cuts, and inclusion of “microbreweries” as a permitted use in the district. He noted that with “access management” there can be limitations on curb cuts.

According to Mr. Voelker, the “microbreweries” are a growing industry in Connecticut. He suggested inclusion of the following wording in the new regulation...”or for distribution of spirits”. The Commissioners concurred with this recommendation, and it will be included in the regulation.

With 120,000 S.F. Mr. Walsh said there could be an applicant wanting to subdivide lots...having a larger lot split into 120,000 S.F. lots, along with open space.

Mr. Voelker reaffirmed that with open space, the Town will not be responsible for its maintenance, and it would be the responsibility of the owner/applicant. He noted there would not be much open space in the district, and some lots and areas are in the wetlands or flood plains.

For a commercial zone, Mr. Voelker said no one will be developing lots back 1,000 feet from the road. The daycare facility on Highland Avenue, which is a distance back from the main road, is a different used and being in the rear is okay for this type of use. Mr. Voelker talked about a small project not doing well without a larger use. He cited a super market that has people visiting a few times a week, and smaller projects getting use out of a larger project.

The Commissioners were requested to review the proposed new regulations, call for a public hearing in June for public input, and adoption by the end of July. Since this is a PZC regulation there is no mandatory action date for approval. This timeline would allow for an application in the Fall 2019 for Spring 2020 project construction.

Under the “standards” requirements, Mr. Voelker pointed out the application would include drainage reports, traffic reports, and other reports to satisfy the Commission.

Mr. Strollo stated there is more activity in the north end.

According to Mr. Voelker the proposed regulation has much about “design”...and the applicant should bring in a project which the Commission would like.

The issue of “gas stations” was discussed. Mr. Voelker has done some research on gas stations with larger attached stores, and advised there is a place where they would work and not work. For existing gas stations to expand, the RWA would require expansion of up to 25% of carrying capacity, and replacement of tanks.

Mr. Bowman talked about the aquifer zone, and Route 10 splitting this zone in the north end.

It was noted by Mr. Voelker that there are more aquifer areas on the east side than west side.

On the last page of the draft amendment, Mr. Voelker cited the definitions for “Context Standard Design” and “Design Narrative”.

The Commissioners agreed to move the proposed amended Section 36 for public hearing in June and adoption in July.

VII. ADJOURNMENT

MOTION by Mr. Bowman; seconded by Mr. Walsh.

MOVED to adjourn the special meeting at 7:42 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk