

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION PUBLIC HEARING HELD ON MONDAY, DECEMBER 9, 2019, AT 7:30 P.M. IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

Earl J. Kurtz III, Chairman; Sean Stollo, Vice Chairman; Jeff Natale, Secretary; Members: Matthew Bowman, Robert Brucato, S. Woody Dawson, Gil Linder, Louis Todisco.

Alternates: Casey Downes and Tom Selmont

Absent: Gil Linder and Robert Anderson (alternate)

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.

Chairman Kurtz welcomed Ms. Downes to the PZC as the new alternate member.

II. ROLL CALL

The Clerk called the roll.

III. DETERMINATION OF QUORUM

Following roll call, it was determined that a quorum was present for the public hearing.

IV. PLEDGE OF ALLEGIANCE

The group Pledged Allegiance to the Flag.

V. BUSINESS

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|----|---------------------------------------|---------------------|
| 1. | Special Permit Application | PH 11/13/19 |
| | <u>A.M. Napolitano LLC</u> | PH 11/25/19 |
| | 1675 Marion Road | PH 12/9/19 |
| | Rear Lot Access-way | MAD 02/12/20 |
| | SCHEDULED FOR JANUARY 13, 2020 | |
| 2. | Resubdivision Application | PH 11/13/19 |
| | <u>A.M. Napolitano LLC</u> | PH 11/25/19 |
| | 1675 Marion Road | PH 12/9/19 |
| | 15-Lots | MAD 02/12/20 |
| | SCHEDULED FOR JANUARY 13, 2020 | |

Town Planner Voelker informed the Commission that, at the request of the applicant, and awaiting IWW approval, applications #1 and #2 will be scheduled for the January 13, 2020 meeting.

3. Special Permit Application
138 Highland Avenue LLC
138 Highland Avenue
4-Bay garages in support of previously
Approved 11 unit in-fill
Residential project.

PH 12/09/19
MAD 02/12/20

Town Planner Voelker read comments into the record from the Cheshire Fire Department dated December 19, 2019 and Town Engineer dated December 2, 2019. He read a letter from Raymond G. Sullivan, The Sullivan Architectural Group dated December 9, 2019 into the record.

John Milone, P.E. Milone and MacBroom LLC, Cheshire CT, represented the applicant.

Mr. Milone submitted a signed and sealed copy of the drainage report to Mr. Voelker for the file.

The Commission was informed by Mr. Milone that this application is for a special permit approval, for an infill residential site previously approved by the Commission on March 23, 2015. A few months ago, Mr. Milone was before the Commission looking for a modification to add garages to the development. The applicant is now proposing eight (8) garages in two banks of four (4) garages each as part of the site plan.

Site Plan – Mr. Milone displayed the site plan for this rectangular site, pointed out the location of the garages, access on the north side. The site is located across from the Cheshire Pizza site on Highland Avenue, just south of the Stop & Shop Plaza.

Garages - The site was originally approved as an “L” shaped parking area with 10 spaces on two sides. The proposed garages are in lieu of the parking located along the side property line. There will be two garages, each with 4 banks of garages; one (1) is a handicapped garage in close proximity to the handicapped residential unit; the garages will enhance this high quality development; and provide a buffer to the north day care center.

Sanitary Sewers – the applicant has been working with Cheshire Hillside Village to obtain an easement for a sanitary sewer extension to extend to the rear of their property by gravity.

A pump station was the original plan to pump up and back to the sewer on Route 10. WPCA approved the system this way, but said it preferred gravity as opposed to a small pump station. The development will have a gravity sewer and did receive WPCA approval.

On the bottom of the property, Mr. Strollo asked about the drop in elevation (the old SNET building).

Mr. Milone said it is now the Frontier building. There is a step down 3% slope; one building will be two (2) stories; one building will be 2.5 stories; and the entire site design accommodates the slope on the property. The garages are “stepped down” into the parking area, and Mr. Milone pointed them out on the plans.

Elevation – Mr. Milone talked about the elevation seen from Route 10, and noted the building is attractive with the view from the road.

It was explained by Mr. Milone that the garages had to be smaller and less of an impressive structure than the building, and have a “salt box” look. The roof lines, siding, windows all match the residential buildings. Each unit owner can lease a one (1) bay garage. The drop from the road is about four (4) feet.

Mr. Todisco commented on the setback of the garages at 5.5 feet from the property line, which is fine per the regulations. He asked about the necessity to push to 5.5 feet rather than leaving more of a setback.

According to Mr. Milone the garage space is deeper than a regular parking space, and needed an apron on the back of the garage. The original parking spaces were 10 feet from the property line; the garages are 22 feet in depth; so it was impossible to hold to the 10 foot setback.

In response to a question from Mr. Todisco, Mr. Milone stated the drawings submitted are to scale.

Mr. Brucato asked how far out from the front of the garages does the concrete drop down.

It is just a few feet, and Mr. Milone said it is stepped every two (2) garages, and he pointed out the steps on the plans. There is an actual step between the garages, which makes them look more attractive.

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

VI. ADJOURNMENT

MOTION by Mr. Kardaras; seconded by Mr. Brucato

MOVED to adjourn the public hearing at 7:45 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk