

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION REGULAR MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, FEBRUARY 24, 2020 IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

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

**I. CALL TO ORDER**

Chairman Kurtz called the meeting to order at 9:00 p.m.

**II. ROLL CALL**

The Clerk called the roll.

**III. DETERMINATION OF QUORUM**

Following roll call, it was determined that a quorum was present.

**V. ACCEPTANCE OF MINUTES – Public Hearing 2/10/20 and Special Meeting of 2/10/20**

MOTION by Mr. Natale; seconded by Mr. Strollo

MOVED to approve and accept the minutes of the Public Hearing of 2/10//20 and Special Meeting of 2/10/20/ subject to corrections, additions, deletions.

VOTE The motion passed 7-0-2; Mr. Todisco and Mr. Anderson abstained.

**VI. COMMUNICATIONS**

**1. Connecticut Federation of Planning and Zoning Agencies  
72<sup>nd</sup> Annual Conference, Thursday, March 26, 2020**

Chairman Kurtz requested Commissioners to inform the Planning Department Staff if they are interested in attending this conference, and a reservation will be made for them.

**VIII. UNFINISHED BUSINESS**

**1. Site Plan Application  
FIP Realty Corporation  
West Johnson Avenue  
Medical Office Building**

**MAD 3/18/20**

Allen Bongiovanni, The Bongiovanni Group, Newington CT, represented the applicant, FIP Realty Corporation.

Building - The proposed building is on a 24.6 acre parcel located on the southerly side of West Johnson Avenue at the intersection with Marion Road, in an I-2 zone. The building will be 75,000 S.F.; it will be three (3) stories with 25,000 S.F. per floor; and will be served by public water and sewer. The site is designed to exceed all of the town's bulk requirements and has good permeable soils.

Parking – The regulations require 288 parking spaces; the building will have 296 parking spaces; the entrance is central to the property.

Drainage System – The system is designed to facilitate this proposal with no increase in runoff up to a 100-year flood. Infiltration is good on the site; water quality basins are to the west for drainage; and the applicant made all of the best management practices for water quality for the project. All utilities are available to the site; sanitary sewer is to the east of the property; water is available from West Johnson Avenue.

This application received Inland Wetland and Watercourses Commission (IWWC) approval on February 18, 2020. A copy of the approval is in the application file.

Landscaping – This application was before The Beautification Committee and received a favorable report.

Lighting Plan – All lighting is energy efficient, LED lights, cutoff fixtures, without impact on the wetlands or neighboring areas.

This is a single building; utilities are available; it is a significant project; and there will be no problems that cannot be overcome with standard construction procedures.

Traffic Report - Scott Hesketh, Traffic Engineer, informed the Commission that a traffic report was submitted on October 23, 2019. He cited traffic for the area each day at 2,300 vehicles; morning peak hour will be 264 trips and afternoon peak hour 239 trips; turning counts were done; a 75,000 S.F. building can generate 263 morning trips and 320 trips in the afternoon peak hour. Levels of service were "B" or better; all movements with the exception of Knotter Drive were level "C". With a modification of a narrower driveway to the south exit the operating level will be service "B". The site driveway is in the middle of the site; there is single lane entrance and exit; there will be stop sign control; there is 750 Feet of sight distance in each direction; speed on West Johnson Avenue is 30 mph, but vehicles exceed this speed limit up to 50 and 53 mph.

There are sight distance restrictions at the exit/intersection of West Johnson Avenue and Marion Road (bridge at this area). The town requested a stop sign control which

the applicant will install...and sight distance limits are no longer there. Mr. Hesketh pointed out this intersection (West Johnson and Marion Road) on the application plans.

With regard to a sign for the subject application (where FIP sign is located) the applicant filed an application with the Office of State Traffic Administration and is awaiting an administrative decision. If the PZC approves this application the sign will receive approval in a short time.

Mr. Strollo stated the stop sign at Marion and West Johnson is good news. This building is in a great location and will have excellent access.

This is a great location and Mr. Natale encouraged the applicant to eliminate trees in front, and make the building visible from I-84.

Bill Hardy, FIP Representative, stated he has been involved with this project which will be at the forefront of technology. He noted Connecticut is growing in health care and technology. Mr. Hardy expressed appreciation to the Commission and town staff for their interest and assistance with this project. He cited some of the facts for this project. This building will meet height requirements, have a nice presence on I-84, some of wetlands were not deemed viable; IWWC wanted protections; and fronts of the site will be cleared out.

Mr. Hardy talked about the materials for the building construction, which will be curtain walls, state-of-the art metal panels, masonry at the towers, back and front. The application is creating a building, a gateway to those driving by, and it will be favorable for the town. Mr. Hardy advised that FIP works closely with NBH Architects to design these types of projects.

A question was asked by Mr. Brucato about the metal panels color and not being glass.

There will be some glass which will conceal the structure behind it, and Mr. Hardy said it will be tinted, and metal will be silver colored...very complimentary.

Mr. Brucato read an excerpt from the FIP letter into the record.

On the rendering, Mr. Hardy pointed out the areas for the high end building products, and said there is some modification in that the curtain walls could be 4 feet less.

Mr. Natale asked about the occupants of the building...a medical group or many other tenants coming into the building.

The Commission was informed by Mr. Hardy that the occupant(s) will be a surgery group and a health care group...two entities...which have already partnered.

Stating he likes the look of the building, Mr. Anderson said it will be a great beacon, and asked about high tech and energy efficiencies.

There is a new 2018 building code and Mr. Hardy explained the project must meet all the new requirements to get a building permit. He cited some of the requirements...insulated glass must have certain elements, metal panels are supported by thermal insulation, roof is capped with thermal roofing...everything is energy efficient and must meet code. The building has a parapet on four (4) sides; the HVAC units will not be visible.

Ms. Downes asked about use of native plants for the landscaping, and species to be used.

On the plans, Mr. Bongiovanni pointed out the location and species of native plants for the project. There will be ornamental grass, plants native to the area, and the plans meet all the requirements. Some of the existing front invasive plantings will be removed, and there will be buffer plantings for the wetlands.

Town Planner Voelker read comments from the Cheshire Fire Department dated January 23, 2020 into the record.

Mr. Bongiovanni stated the applicant is in agreement with the CFD comments and will be in compliance. There were discussions with CFD regarding fire trucks and equipment having accessibility to the site.

There was a brief discussion about the industrial sign at the entrance to the site and if this will come down.

Mr. Voelker advised this is an issue to be discussed with Economic Development Coordinator, Mr. Sitko, who works with the developer.

Mr. Hardy stated there will be a discussion with town staff about signage. He thanked the Commission and town staff for their time and efforts on this project.

MOTION by Mr. Brucato; seconded by Mr. Kardaras.

MOVED that the Planning and Zoning Commission finds that the proposed 75,000 square foot medical office building as shown on plans entitled "Proposed Site Plan, Cheshire Medical Office Building, West Johnson Avenue, Cheshire CT" revised through February 4, 2020 are consistent with the requirements set forth within Section 41 of the Cheshire Zoning Regulations and hereby approves this application conditioned upon the following:

1. Compliance with comments from the Cheshire Fire Department dated January 23, 2020.



- a. **Special Permit Application**  
**Caroline Dricks**  
**255 Spruce Street**  
**Cottage Food**  
**TABLED FOR P.H. TO 3/9/20**

**PH 3/9/20**  
**MAD 6/13/20**

**IX. ADJOURNMENT**

MOTION by Mr. Kardaras; seconded by Mr. Stollo.

MOVED to adjourn the regular meeting at 9:30 p.m.

VOTE           The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk