To: Cheshire Planning and Zoning Commission
From: Planning Staff
Re: 2055 Meriden Road, Zone Change Request for .40 Acres of Property
Date: March 4, 2020

Proposal

This application seeks approval for a zone change on .40 acres (17,475 sq. ft.) of property from Residential 80 (R80) to Commercial 3 (C3). The location of the property is shown on the enclosed map. It is the rear portion of an already developed property. It is served by public water and sewer and a portion of it contains wetland soils and a small watercourse. Any additional development of this parcel will require review by the Inland Wetlands and Watercourses Commission (IWWC). The enclosed map shows the existing layout, land areas, and the Cheshire/Wolcott town line.

This property is bisected by the Cheshire/Wolcott town line and has approximately 342 feet of frontage on Meriden Road. The total area of this parcel is 5.29 acres (230,432 sq. ft.). Of this, 4.53 acres (197,327 sq. ft.) are in Cheshire and .76 acres (33,106 sq. ft.) are in Wolcott. All of the property that is located within Wolcott is zoned General Commercial (GC) which is similar to the C-3 designation within Cheshire. It is occupied by 4,812 sq. ft. of commercial space.

Building coverage within Cheshire is limited to 20 percent in accordance with Section 32, Schedule B of the Cheshire Zoning Regulations. Approximately 1.33 acres (58,113 sq. ft.) of the portion within Cheshire is zoned Commercial 3 (C-3) and the balance of 3.2 acres (139,283 sq. ft.) is zoned Residential 80 (R-80). The commercial property within Cheshire contains approximately 3,075 square feet of commercial space with a total coverage of 5.29 percent. The existing area could, by calculation enable up to 11,622 square feet of development which could, again by calculation be increased up to 15,117 square feet. The remaining R-80 property is vacant and none of that property can be included in the coverage calculation.

Staff Analysis

This proposal will add a very small amount of property in hopes of getting a return. We note that the potential increase in allowable coverage is highlighted according to calculation. Any proposed increase in development will be governed by an application to the IWWC as well as a Site Plan application to the Commission, and it is likely that the wetlands will be a limiting factor. The applicants are obviously hoping to add more commercial square footage on this site and are limited not only by the wetlands, but also by the requirement that this change will require more parking, the location of which is limited by the requirement to separate it a minimum of 20 feet from residentially zoned property in accordance with Section 33.3.1 of the regulations.

Applicants have placed that parking setback line on the submitted map. The additional area will provide more flexibility for design of any additional square footage. The R80 portion of the property has very limited potential for development. The 2016 Cheshire Plan of Conservation
and Development is silent on changes in this limited commercial corridor, and there is no apparent conflict with any other portion of the Plan. The proposal does have the potential to increase commercial development in an established commercial area, all of which will be subject to specific site review. This proposal was sent out for comments to the Central Naugatuck Valley COG and local referral to Wolcott and we have not received any comments from either.
PETITION FOR A ZONE MAP OR ZONE TEXT CHANGE

In accordance with the General Statutes of the State of Connecticut, the undersigned hereby petitions the Cheshire Planning & Zoning Commission for a text change ( ) and/or map change (✓) to the Cheshire Zoning Regulations to permit, amend, or delete the following:

For Zone Text Changes:

Indicate pertinent section/paragraph of Zoning Regulation to be changed.

N/A

For Zone Map Changes:

Location of Property: 2055 Meriden Rd, Cheshire Ct.

Assessor's Map No(s) 7

Lot No.(s) 23 Zone C-3 R-80

Change from present R-80 zone to C-3 zone.

Reason for Proposed Text and/or Map Change: Property is Split Zone

The following is attached and hereby made part of this petition:

1. For a text change, five (5) copies of the existing and proposed text.

2. For a map change, six (6) copies of a written legal description of the proposed zone boundary and nine (9) copies of a map drawn to a scale of not less than 200 feet to the inch, covering the area of the proposed change, and all areas in the Town within 500 feet of the proposed change, and showing for such area the existing and proposed zoning district boundary lines, the existing property lines, and the names and addresses of the current property owners as indicated by the Cheshire Assessor's records.
3. For a map change, the applicant must submit an affidavit at least ten (10) days before the hearing stating that notification has been sent to all abutting property owners (including those across the street). The affidavit shall confirm that the notice was mailed at least fifteen (15) days prior to the hearing and shall list the names, property addresses and mailing addresses, if different from property addresses. Notification to property owners shall be in the form of letter or postcard and shall specify the date, time, and place of the public hearing.

4. A base fee of $560.00* and a Public Hearing Fee of $175.00 is payable by check to "Collector, Town of Cheshire" in the amount of $735.00.

*This includes a $60.00 State of Connecticut Fee.

Petitioner's Name: Bartlett Headquarters LLC
(Print or Type)

Petitioner's Address: 1776 Meriden Rd, Wolcott Ct.

Petitioner's Signature:

Telephone Number: __________________ FAX #: __________________

Owner's Name: Jason Bartlett
(Print or Type)

Owner's Signature:

Agent, if other than applicant, to be contacted with regard to this application.

Name: John McCarthy

Address: 40 Maple Ave, Wolcott Ct, 06716

Telephone Number: 203-509-9363 FAX #: __________________

hitchcockmotorcar@comcast.net

This application must be filed in the Planning Office at least seven (7) days prior to the regular Planning & Zoning Commission meeting date.

Disclaimer: Additional information may be required, please contact the Planning office for complete application packets.
DATE: 3/9/2020

TO: Planning and Zoning Department

FROM: Jack Casner, Chief of Department;
       Michael Kozlowski, Deputy Fire Marshal

SUBJECT: Bartlet Headquarters 2055 Meriden Road Zone Map Change

The Fire Department has reviewed the above application and offer no comments or stipulations at this time.