

TOWN OF CHESHIRE

Planning & Zoning Commission
84 South Main Street
Cheshire, Connecticut 06410
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CERTIFIED MAIL
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November 17, 2005

Pond View of Cheshire, LLC
C/o Kevin J. Hecht, Esq.
220 South Main Street
Cheshire, CT 06410

RE: Special Permit Application for S.A.R.D.	P.H. 06/13/05
(Special Adaptive Reuse Development)	P.H. 07/13/05
<u>Pond View of Cheshire, LLC</u>	P.H. 09/12/05
50 Hazel Drive	MAD 11/16/05
Section 45A	
To reconstruct and enlarge existing bldg. For ARPRD	

Dear Attorney Hecht:

At the special meeting of the Planning and Zoning Commission held on Monday, November 14, 2005, the following motions were approved as amended:

Motion that the Planning and Zoning Commission approve the S.A.R.D. special regulations proposed by Pond View of Cheshire, LLC with the following modifications to be included in the text:

These S.A.R.D. special regulations include the Planned Residential Development conditions of Zoning Regulation Sections 43.1-43.3, with the following exceptions:

- a. Section 43.1.3 (Frontage) is deleted.
- b. Section 43.2 (Procedure) is deleted. The application is considered to be included in the SARD application.
- c. Section B.3a of the application, Design Standards.
- d. Section 43.3.2 (Maximum dwelling units per dwelling) is deleted.
- e. Section 43.3.5 (Individual entrances) is deleted.
- f. Section 43.3.6 (Access) is deleted.
- g. Section 43.3.7 (Parking) is *amended* per the Bulk Regulations above. The minimum separation between parking and a dwelling unit is deleted.
- h. Section 43.3.9 (Dwelling length) is deleted.

Moved by Mr. Cobern; seconded by Mr. Kurtz. The motion passed 6-0-1 with Mr. Levy opposed.



MOTION: That the Planning and Zoning Commission approve the special permit application of Pond View of Cheshire, LLC, for a Special Adaptive Reuse Development to rehabilitate and enlarge an existing building for development of an Age Restricted Residential Development for property located at 50 Hazel Drive, in an R-20 and R-80 zone, as shown on the current Assessor's Map No. 15, Lot No. 52, and shown on the following plans entitled:

Larsens Landing, 50 Hazel Drive, Cheshire, CT
May 16, 2005 revised September 6, 2005, Title Sheet through
sheet 10; and floor plans and elevations dated September 1,
2005 prepared by Stein/Troost Architecture

With the following stipulations:

1. A drainage easement to the Town must be filed on the land records to allow future maintenance of this structure.
2. The applicant/owner shall comply with comments in a memo from the Police Department dated July 12, 2005 and the Fire Department dated July 13, 2005 and attached hereto.
3. The Community Association shall certify annually to the Zoning Enforcement Officer that the *Special Adaptive Reuse District* is in compliance with the age restricted requirements of Section 43.4 of the Cheshire Zoning Regulations. Such certification shall comply with the requirements of the United States Department of Housing and Urban Development. The first certification is required to be submitted within one (1) year from the date of issuance of the first Certificate of Occupancy and annually thereafter. This requirement shall be an encumbrance in each deed.

Amend to add:

4. Prior to issuance of the certificates of occupancy, a review shall be done by the Cheshire Police Department Traffic Division to determine the necessity of additional traffic controls. If additional controls are necessary, it shall be the responsibility of the applicant to provide them.

Motion by Mr. Cobern; seconded by Mr. Kurtz. The motions passed 6-0-1 with Mr. Levy opposed.

Re: Zone Map Change Petition	P.H. 06/13/05
<u>Pond View of Cheshire, LLC</u>	P.H. 07/13/05
50 Hazel Drive	P.H. 09/12/05
R-20 and R-80 to SAR Overlay zone	MAD 11/16/05

MOTION: That the Planning and Zoning Commission approve the Zone Map Change application of Pond View of Cheshire, LLC, for a Special Adaptive Reuse Overlay Zone for property located at 50 Hazel Drive, in an R-20 and R-80 zone, as shown on the current Assessor's Map No. 15, Lot No. 52, and shown on the following plans entitled:

Larsens Landing, 50 Hazel Drive, Cheshire, CT
May 16, 2005 revised September 6, 2005, Title Sheet through sheet 10; and floor plans and elevations dated September 1, 2005 prepared by Stein/Troost Architecture and property/topographic survey ; Property of: Larsens Landing, LLC, 50 Hazel Drive, Cheshire, CT dated 6/29/01 revised 4/25/05.

For the following reason:

1. The change is consistent with the Plan of Development by continuing to provide a variety of housing types.

This change will become effective December 2, 2005 at 12:01 a.m.

Moved by Mr. Cobern; seconded by Mr. Kurtz. The motion passed 6-0-1 with Mr. Levy opposed.

Respectfully,



Earl J. Kurtz, III, Secretary
Cheshire Planning and Zoning Commission

EJK:jp