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September 4, 2020

Mr. William Voelker, Town Planner
Cheshire Planning & Zoning Dept.
Cheshire Town Hall
84 South Main Street
Cheshire, CT 06410

Re: 4JS Associates, LLC/Richard Chevrolet – Highland Avenue, Tax Parcel 28-12, Cheshire, CT (the “Property”)

Dear Mr. Voelker:

As you are aware, this office represents 4JS Associates, LLC/Richard Chevrolet regarding its pending application related to the above Property with the Cheshire Planning & Zoning Commission. I wanted to provide you with some background on the project and additional information that may be useful to the Commission. Richard Chevrolet, which has been family owned and operated in Cheshire since 1975, is desirous of expanding its facilities and customer reach.

As you are aware, the Property is an 18.5 +/- acre parcel in an I-2 Zone. As further set forth below and in our application, we are proposing to construct a new building and parking areas as permitted under Section 30 Schedule A-43 of the Cheshire Planning and Zoning Regulations. The plan calls for public water and connection to the public sanitary sewer system. Storm water management will be by way of grass swales and infiltration trenches and basins. The site proposes wetland enhancement areas and maintains a zero increase in peak flows. A separate application with the Cheshire IWWC was approved at their Sept. 1st meeting.

Richard Chevrolet would like to build a state of the art, best in class, facility that would house pre-owned cars sales, a body shop and a rental car facility for customers having work done on their vehicles.

I have outlined some information below that will help to provide you and the Commission with a better understanding of the plan and the uses of the proposed improvements.

1. The front parking area (facing west) will be used to display pre-owned inventory and parking for sales guests;

2. The parking on the side of the building facing south will be for service and body shop customers;
3. The parking in the rear parking lot (facing east) will be for employee parking, vehicles waiting to be worked on, vehicles waiting to be picked up, approximately a fleet of 30 rental vehicles for customers use who have their vehicle in for repairs to use and any over flow of retail pre-owned units that cannot fit in the front parking area;
4. The front southwest part of the building will be used for retail sales operations of pre-owned vehicles. There will be sales account executives and a sales manager. The south to southeast side of the building will be used for retail body shop reception and offices to support that operation, as well as a counter for rental vehicles;
5. The southeast corner will be an enclosed drive-through for body shop customers;
6. The northeast corner will be locker rooms, rest rooms and a lunch room for employees;
7. The remaining part of the building will be used for repairing vehicles both for the body shop and some service repair work. This includes a parts storage area.

I hope the above information will be beneficial to the Commission in evaluating the proposed plan. I will be prepared to answer any questions at the September 14th meeting.

Very truly yours,

A handwritten signature in black ink, appearing to read 'S. M. Giudice', with a long horizontal flourish extending to the right.

Stephen M. Giudice, L.S.