

To: Cheshire Planning and Zoning
From: Planning Staff
Re: MBL 28-12, Highland Avenue, Special Permit for Used Car Store and Service and Body Shop for Richard Chevrolet
Date: July 20, 2020



Proposal

This application seeks a Special Permit to establish a used car store with a service and body shop on an 18.54 sq. ft. acre (807,602 sq. ft.) property known as Map 28, Block 12 located on the easterly side of Highland Avenue, north of Realty Drive. This property is currently vacant and is zoned Industrial 2 (I-2). It is located on the easterly side of Highland Avenue approximately halfway between the intersections of Sandbank Road and Industrial Avenue.

Automobile dealerships are permitted within this district by Special Permit in accordance with Section 30, Schedule A, Item 43 of the Cheshire Zoning Regulations. These regulations require that the property be at least 40,000 square feet in area and have 150 feet of frontage on a public street. The property has approximately 278 feet of frontage on Highland Avenue. The regulations also require that curb-cuts shall be no closer than 25 feet to the side line, and the proposed driveway is approximately 120 feet north of the southerly boundary. Applicants have received guidance from the Connecticut Department of Transportation as to the location of the curb cut and have placed it across from the curb cut on the westerly side of the road serving 1275 Highland Avenue.

The rear portion of the property is also within the Aquifer Protection District and this proposal has been submitted to the Regional Water Authority for review and comment. No development or disturbances of the land are proposed on that portion of the property that lies within the Aquifer Protection District.

There is also an area of inland wetlands located across its northwesterly portion extending along the property frontage. This application was reviewed by the Inland Wetlands and Watercourses Commission (IWWC), primarily to enable a portion of the entry drive to penetrate this wetland area. The Commission approved this application at their September 1, 2020 meeting. A copy of the approval letter is enclosed for reference. Copies of the proposed site plan, building elevations, and floor plan are enclosed for reference.

This proposal includes the construction of a new 25,100 square foot building within which will be enclosed a sales office, servicing, and auto body repair. The site will also have 174 parking spaces including 10 to staff the facility and the balance to park vehicles for servicing and sales.

Staff Analysis

This proposal meets all of the criteria set forth within the Regulations for the establishment of a motor vehicle repair facility. Comments from the Cheshire Fire Department and Regional Water Authority are enclosed. Staff has no concerns regarding this application other than satisfaction of comments from these agencies.