

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION PUBLIC HEARING HELD ON MONDAY, NOVEMBER 9, 2020 AT 7:30 P.M.

VIA VIDEO TELECONFERENCE (PER EXECUTIVE ORDER OF THE GOVERNOR OF CONNECTICUT)

Public access made available through live streaming on YouTube at https://www.youtube.com/channel/UC4_xey3QjJmwe57R_6K94Dw

Public comments can be made virtually via zoom.us/my/townofcheshire, via email at Comments@cheshirect.org and by voice message prior to the meeting at 203 271-6638.

Video will be available on Channel 14 and on demand at www.cheshirect.org as soon as possible.

Present

Earl J. Kurtz III, Chairman; Jeff Natale, Secretary; Robert Brucato, John Kardaras, Gil Linder, Louis Todisco.

Alternates: Robert Anderson, Casey Downes, Tom Selmont

Absent: Matthew Bowman, S. Woody Dawson, Sean Strollo

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Chairman Kurtz called the public hearing to order at 7:30 p.m.

II. ROLL CALL

Secretary Natale called the roll.

III. DETERMINATION OF QUORUM

Following roll call, it was determined that a quorum was present for the public hearing.

IV. PLEDGE OF ALLEGIANCE

The group Pledged Allegiance to the Flag.

V. BUSINESS

Secretary Natale read the call of public hearings.

Town Planner Voelker read a letter into the record from Darin Overton, Milone and MacBroom, requesting the Joseph Nosal Jr. application be rescheduled for November 23, 2020.

- 1. Earth Removal, Filling or Regrading Permit**
Joseph Nosal Jr.
Fieldstone Court
POSTPONED TO NOVEMBER 23, 2020

PH 11/09/2020
MAD 01/13/2021

2. Special Permit Modification Application
4 Js Associates LLC
Highland Avenue
Lighting for approved project.

PH 11/09/2020
MAD 01/13/2021

Stephen Guidice from Harry E. Cole & Son represented the applicant.

Mr. Guidice stated the applicant received approval for the site plan and special permit for a used car and auto body facility. At that time, the applicant did not have all the details of the lighting plan. The applicant has now submitted plans and details for the lighting, which meets all the zoning requirements. The lights will be LED type, on three (3) different types of poles 10 ft. to 20 ft. high, and they will be lower along the property line and drive entrances. The lights are for security purposes and not out of the ordinary.

In looking at the plans, Mr. Brucato commented on the upper right hand corner lights that bleed further away from the left lower right hand side, and he asked if there is a reason.

Mr. Guidice said there are different lights and taller poles, and B lights are on the south side of the area. Sometimes they are the actual fixture, the pole, or a combination.

In the narrative from Cole & Son, Ms. Downes noted it says "all lighting is generally directed towards the pave side areas..." She asked what "generally" means and how much.

It was explained by Mr. Guidice that, generally, the lighting shines on the paved areas. There are light poles along the edge of the pavement. The biggest thing is to get the .00; they cannot keep all of the lighting on the pavement; but work hard along the south property line to not have any bleeding over the property line.

Mr. Brucato said the maps are usually aerial view, and he asked about lighting maps that show what is horizontal to the building.

In response, Mr. Guidice said he is sure there are such maps, but they do not have the ability to do this. This would be a 3-D view of the lighting, and their program does not go that far. Cole works with a company that provides the software.

As a follow-up, Mr. Selmont said the property is just lower than the street. He asked about driving to or from, and if the lights can be seen at this level.

Mr. Guidice said they are cutoff fixtures, with lighting pointing straight down.

Mr. Voelker read comments from the Cheshire Fire Department dated October 30, 2020 into the record.

There were no further comments or questions. Chairman Kurtz closed the public hearing.

VI. ADJOURNMENT

MOTION by Mr. Brucato; seconded by Mr. Natale

MOVED that the Planning and Zoning Commission adjourn the public hearing at 7:45 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk