

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION
PUBLIC HEARING HELD ON TUESDAY, MAY 29, 2012 AT 7:30 P.M. IN
COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE
CT 06410**

Present

Earl Kurtz, Chairman; Tali Maidelis, Secretary; Lelah Campo, Martin Cobern; Gil Linder, John Kardaras, Louis Todisco

Alternates: Leslie Marinaro

Absent: Sean Strollo, S. Woody Dawson, Jim Bulger, Ed Gaudio

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Mr. Kurtz called the public hearing to order at 7:31 p.m.

Mr. Kurtz read the fire safety announcement.

II. ROLL CALL

Mr. Maidelis called the roll.

III. DETERMINATION OF QUORUM

Following roll call a quorum was determined to be present.

IV. PLEDGE OF ALLEGIANCE

The group Pledged Allegiance to the Flag.

V. BUSINESS

Town Planner Voelker read the call of public hearing.

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| 1. Resubdivision Application | PH 5/14/2012 |
| <u>Diversified Cook Hill LLC</u> | PH 5/29/2012 |
| Plank Road | MAD 8/2/12 |
| 14 Lots | |

Mr. Voelker read a letter from Ryan McEvoy, P.E. into the record requesting that the public hearing on the Diversified Cook Hill LLC application be continued to June 11, 2012.

The Commission continued the application to June 11, 2012.

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| 2. Special Permit Application | PH 5/29/12 |
| <u>1123 Highland Avenue LLC</u> | MAD 8/2/12 |
| 1123 Highland Avenue | |
| Removal of existing grassed island | |
| For 3 vacuum parking stalls. | |

Darin Overton, P.E. Milone & MacBroom, represented the applicant for the special permit application. Mr. Overton explained that the applicant is "Splash Car Wash" at 1123 Highland Avenue. In the front of the building and adjacent to the building is an island with a landscaping bed and sidewalk. The proposal is to remove a portion of this island out towards Route 10 from the sidewalk, and make three stalls for finishing vehicles after the car is washed. This finishing area will have attendants working on the car finishing. When a car comes into the finishing area, the driver goes into a waiting area in the building via a sidewalk, and when the car is completed the driver makes a turn out to the light. This area is proposed to be paved to create three stalls, and this is the only change to the subject site. Surface run off was looked at and due to the small impervious area there will be no additional run off.

There is recent information from Town staff on "reusing" the island landscaping, and the applicant will reuse this vegetation placing it near the flag pole on the site, expanding the landscaping area.

Mr. Overton submitted photographs of the property for the Commission to review.

Mr. Voelker questioned the issue of sight line problems.

According to Mr. Overton, this was looked at, and he does not believe there will be any issues, but this can be looked at further.

Ms. Marinaro commented on a car coming out of the car wash when a vehicle pulls out of the finishing area.

There are two access ways out of the site now and Mr. Overton said there will be the same maneuvers as currently. Cars will pull straight in for the finishing area, and the attendant will direct cars straight out after the finishing work is done. There will not be creation of an obstruction to cars moving in or out of the facility.

Mr. Cobern said those are pull through spaces with a car pulling in from the exit of the car wash, getting the finishing service, and exiting at the light. He commented on the detailing area in the rear of the facility with a canopy, and asked if this work will continue...or is the new finishing area a relocation of the existing service. He also asked if there would be a canopy over the new area.

In response, Mr. Overton said the current detailing area will be relocated to the new area, and there would not be a canopy.

The issue of the attendants being trained was raised by Mr. Maidelis. He said that once a car comes into the area the attendant must know how to assist people into the waiting area. Cars will be temporarily stopped. The attendant is in control of the car until the work is finished, and then drivers start the car to exit the site. He said this is no different than pulling out of a parking space.

Ms. Campo questioned the building impeding the sight line of the driver, particularly to the left.

Mr. Overton stated that the line of sight will be out of the driver's window and he pointed this out on the plans.

Ms. Campo said it seems like the second car could not see the driver to the left due to the angle.

This is a short run outside of the parking area with low speed and Mr. Overton said people will recognize cars going to the light.

The issue of attendants wearing safety vests was raised by Mr. Maidelis, who said this would make them more visible in the attendant area.

Mr. Bronstein, one of the owners of the business, stated that this area will be used only when there are attendants on site. In terms of safety material, the attendants will wear uniforms, and safety vests had not been considered. But, this is something which can be implemented.

In looking at the plans, Mr. Kurtz said he sees a few feet where the parking stalls will be coming off the road, about 5 or 6 feet before the edge of the road.

Mr. Overton said the entrance drive is wider there is room to edge out a little bit, and pulling out of this space is a simple maneuver. There was a meeting with the Police Department staff to discuss concerns and there are comments provided about traffic movements from the site.

Mr. Kurtz suggested a painted line for attendants to tell drivers where to stop the cars.

The plan is to use cones and Mr. Overton said drivers would know how far to pull up.

Ms. Marinaro suggested a sign about outgoing traffic so there are no issues with people coming out.

The current width of the island is 25 feet down to 18 feet, and Mr. Overton said the majority is 18 feet wide.

Mr. Maidelis said he concurred with the suggestion of a painted stripe along with the cones.

Mr. Overton informed the commission that the applicant is willing to do this.

Due to revisions in the plans, Mr. Voelker recommended that this application be continued to the next public hearing on June 11th so plans changes can be looked at, and submitted to the Police Department for their review.

THE PUBLIC HEARING WAS CONTINUED TO JUNE 11, 2012.

VI. ADJOURNMENT

MOTION by Mr. Cobern; seconded by Kardaras.

MOVED to adjourn the public hearing at 7:55 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk