

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION PUBLIC HEARING SPECIAL MEETING HELD ON MONDAY, APRIL 22, 2013 AT 7:30 P.M. IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

Earl Kurtz, Chairman; Lelah Campo, Martin Cobern, S. Woody Dawson, Gil Linder, Louis Todisco.

Absent: Sean Stollo, Edward Gaudio, John Kardaras; Alternates: James Bulger and Leslie Marinaro

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. Kurtz 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 for each application.

(Mr. Todisco recused himself from this application)

1. **Special Permit Application**
Elim Park Baptist Home Inc.
140 Cook Hill Road
Renovation & Expansion of existing
Dining room.

PH 4/8/13
PH 4/22/13
MAD 6/26/13

Henry Thomas, ASLA, represented the applicant, and Mr. Ron Deschinger of Elim Park was in attendance.

Mr. Voelker informed the Commission that a memo has been received from Walter Gancarz, Town Engineer, and the WPCA has approved this application.

For the record, Mr. Cobern stated that he has familiarized himself with the application and will be able to act on it.

Mr. Thomas distributed a copy of the plan for renovation and expansion of the existing dining room to the Commissioners.

On the plans, Mr. Thomas pointed out the existing dining room in Elim Park, and stated that the room will have some additional square footage added. This expansion does not involve any change in the number of residents or occupancy of the facility, but will serve the existing community in a better and more attractive way.

The new addition will be 3,900 sq.ft. which would not be visible to the public, is part of an enclosed courtyard, and two existing courtyards will be filled in at 1,600 sq. ft. The total new building area is 5,500 sq. ft.; there is a deck in the back of the dining room and the proposed addition goes into this area. The courtyard remains; there is a new building footprint; and sufficient earth work to equalize the number of entrances and area for easier mobility and access. It will feel flat.

Storm drainage includes existing basins flowing to the north end of the property and the detention basin. It has been computed and an oversized pipe, 48 inches, will be provided with a weir structure inside a manhole to regulate the water coming out. This takes care of any added impervious surface.

Landscaping will be done with modest plantings in the area immediate adjacent to the addition – several new trees and some shrub planting.

Buildings – from this standpoint, Mr. Thomas noted the existing dining room and café, the proposed addition with a variety of eating opportunities, the atrium/rotund area, and said it is simple architecture.

With the increase in the impervious surface, Mr. Cobern asked for clarification on how the weir operates regulating the existing flow into the basin.

In response, Mr. Thomas explained how the manhole works, with a wall down the middle extending from side to side. Within the manhole there is a series of holes at specific elevations and sizes so that in varying storm events the amount of water making it through this wall is equivalent to today's condition. And the weir wall holds water in the big pipe and releases it over time so peak flow is never greater than it is today. In the event of a large storm, Mr. Thomas said the pipe is sufficient to handle the 100 year storm. For something bigger than that, he said the water would flow on top of the weir wall and out.

Mr. Cobern commented on Elim Park coming forward with expansions, and the need to insure that storm water management is sufficiently addressed. He said there are concerns about the flow at the east end of the property and wanted this understood with this application. Mr. Cobern noted that the existing leaders will take the water from the new roofed area.

Mr. Thomas stated this was correct.

Mr. Voelker read comments from the Fire Department dated April 5, 2013 into the record.

THE PUBLIC HEARING WAS CLOSED.

2. **Special Permit Application**
Apex Developers LLC
South Meriden Road
Rear Lot Access
POSTPONED TO MAY 28, 2013
PH 4/8/13
PH 4/22/13
MAD 6/26/13

3. **Subdivision Application**
Apex Developers LLC
South Meriden Road
6-lots
POSTPONED TO MAY 28, 2013
PH 4/8/13
PH 4/22/13

(Mr. Todisco recused himself from the Town of Cheshire application)

4. **Special Permit Application**
Town of Cheshire
Public Works Department
1325 Cheshire Street
Water Pollution Control Plant Upgrade
Section 30, Schedule A, Para. 29A
PH 4/22/13
MAD 6/26/13

Walter Gancarz, Town Engineer, represented the Town of Cheshire and WPCA to explain the proposed upgrade to the treatment plant and request for special permit.

The existing plant is on Cheshire Street. This plant will be upgraded, get more reliable mechanical equipment as the current equipment is 25 to 45 years old, and there is a requirement from the State to install phosphorous removal equipment at the plant. There will be replacement of the disinfection system which uses chlorine and go to ultra violet disinfection, a much safer way.

This is a large project, with the bulk of the work occurring within existing buildings, with most work not seen from the outside.

Four new buildings will be added for a total of 6,6 00 sq. ft. These include a new administration building, 2800 sq. ft.; small addition to the influent pump station, 462 sq. ft.; stand by generator, 940 sq. ft. and disinfection building, 3,342 sq. ft.

On the plans Mr. Gancarz pointed out where the plant is located, noting that all the work to be done is within the existing fence line except for one small area. The road adjacent to the roadway will be used for trailers and stock piling material. This area has been

used for this purpose in past plant renovations. The locations of the new buildings on the site were pointed out on the plans by Mr. Gancarz.

The Commission was informed by Mr. Gancarz that the State DEEP does an environmental evaluation of the proposed plant upgrade project. The DEEP found no significant impact and published this. The project is funded in part by the Clean Water Fund grant of \$7 million, and \$25 million loan at 2% interest.

On the plans, Mr. Gancarz pointed out the easterly side, closest to the athletic fields where there will be new shrubs and trees planted to provide a screening. The new buildings will match the existing ones in style, brick with flat membrane roofs, minimal increase in outside lighting (3 new lights) which meet Town requirements. The buildings are a maximum of 23 feet high for one, and the others are 14 feet high. The only sign is the current one at the entrance, which will be cleaned up and painted and moved further out to a location outside the fence line.

Mr. Gancarz displayed layouts of the existing facility, disinfection building, administration building, pump station shown from different angles, stand by generator.

The existing storm water will be handled as it is currently done, the size of the pumps will not change, and the maximum discharges will not increase.

Mr. Cobern questioned the number of staff working at the facility.

There are 10 staff people, and Mr. Gancarz said this will not increase as a result of the renovation to the treatment plant.

Mr. Voelker read commented from the Fire Department dated April 22, 2013 into the record.

PUBLIC

William Keeley had some questions. He questioned whether this project came before the Town Council, referendum approval, and whether changes were added to it. He asked about people without sewers, the effect on them, and their hooking up to the system. For the grant of \$7 million and loan of 2% interest, he asked the time to repay the loan.

In response Mr. Gancarz stated that this project passed at referendum in November 2012 for \$32.1 million, and there is not another referendum to be held on the project. Payment of the loan is at 2% over 20 years, with a tax impact on residents and industries, and is not covered totally by the WPCA budget. Regarding properties not currently sewered, Mr. Gancarz said that prior to this plant being developed there is a facilities plan that was done. It looked at the entire town, areas most likely to need sewer service at some future time, based on soils and lot size. This plan rules out many areas with larger zoning and good soils which are not expected to be served by septic systems when they are developed. The plan incorporated a certain amount of infilling

properties currently adjacent to a sewer, and if they fail in the future, they can take access to the sewer system rather than rebuild their septic system. For areas with high ground water and poor soils they would have access to sewers. The plan is not for everyone to have a sewer but for those most likely to have a need over the next 20 years it does incorporate them.

Mr. Voelker asked about the facility plan being done without this upgrade...is there a tie between the infills and facility improvements.

According to Mr. Gancarz the actual capacity of the plant is not increasing. The 20 year plan felt that 4 million gallons a day which the Town is permitted for does not need to be increased. One part of the facilities plan is when septic tanks are pumped there is the facility to receive the septic waste and this is one of the improvements to the upgrade.

THE PUBLIC HEARING WAS CLOSED.

VI. ADJOURNMENT

MOTION by Mr. Cobern; seconded by Mr. Dawson.

MOVED to adjourn the public hearing at 8:00 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk