

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION PUBLIC HEARING HELD ON MONDAY, DECEMBER 8, 2014, AT 7:30 P.M. IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

Earl J. Kurtz, Chairman; Sean Stollo, Vice Chairman; Edward Gaudio, Vincent Lentini, Gil Linder, John Kardaras, Louis Todisco.

Alternates – Jon Fischer, Leslie Marinaro and Diane Visconti.

Absent: S. Woody Dawson

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Chairman Kurtz called the public hearing to order at 7:33 p.m.

Mr. Kurtz read the fire safety announcement.

II. ROLL CALL

The clerk 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

Mr. Voelker read the call of public hearing for each application.

RE: Application #4 – Pinnacle Land Development. Mr. Voelker read a letter from Phillip Bowman, applicant, into the record, requesting postponement to the PZC meeting of January 12, 2015.

- 1. Special Permit Modification**
Richard Chevrolet
1410 Highland Avenue
Parking Vehicle Inventory

PH 12/8/14
MAD 2/4/15

John Vianese, 23 Mountaincrest Drive, Cheshire CT, represented the applicant. Mr. Vianese said the application is a request for parking of 56 vehicles at 1410 Highland Avenue, the location of the former Cugino's restaurant, which is directly across the road from Richard Chevrolet's site at 1405 Highland Avenue. The parking is needed for the winter months when snow and ice must be removed from the car dealership site and vehicles for safety issues and special dealership events. The applicant requests only 56 cars to insure there is room for Fire Department emergency access to 1405 Highland Avenue, and the 56 cars is an estimate. There is no intention to overload the parking lot, and there will be parking in front and in back.

A question was raised by Mr. Gaudio about parking all the cars in the back of 1405 Highland Avenue rather than in the front.

The Commission was told by Mr. Vianese that there are no improvements planned to the site or parking area, and the parking is shown as on the plans. The parking will all be in paved areas.

Mr. Voelker pointed out that the parking spaces are marked "x" on the plans, and there are no plans by the applicant or property owner to make changes to the site.

Mr. Gaudio asked about moving 15 of the 56 cars into the back, and even having no parking in front.

For space reasons and larger commercial vehicles, Mr. Vianese said it is better to park in the front. There is also better visibility and security of the vehicles.

Ms. Marinaro commented on there being 5 x's in the front and asked why this area is bunched up.

On the plans, between "e and f" Mr. Vianese said this was done to keep away from the building on the site. However, this can be changed, but the applicant wants to keep the thoroughfare open. The four parking spaces closest to the building are left open to keep clear of the building.

Mr. Kurtz questioned the need for a 2nd entrance.

Mr. Vianese said changes could be made and 5 cars can be moved to the rear.

This parking area is primarily for storage and Mr. Gaudio asked for clarity that no flags or banners will be placed on the site. He believes cars should be parked in the back, out of the way, with no customers crossing Route 10 for car sales.

For car sales, Mr. Vianese said the vehicle will be driven over to Richard Chevrolet lot and driven back to the parking site. No customers will be crossing Route 10. There will be no flags or banners at the parking area.

Mr. Lentini asked about lighting being added to the parking area, the parking being contingent upon the restaurant reopening, and Richard Chevrolet leaving the site.

Since this is just storage and not a permanent situation, Mr. Vianese said no lighting will be installed. The site would be vacated if the restaurant reopened.

Mr. Voelker stated that the curb cut on Route 10 should be clear, and this could be added as a stipulation to the motion.

Mr. Strollo asked about parking the cars on the other side of Route 10 and Blacks Road.

In reply, Mr. Vianese said the “p” spot does not exist as it is a grass area at this time.

THE PUBLIC HEARING WAS CLOSED.

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| <p>2. <u>Special Permit Application</u>
<u>Cheshire Food Pantry LLC</u>
175 Sandbank Road
New Building for Cheshire Food Pantry</p> | <p>PH 12/8/14
MAD 2/4/15</p> |
| <p>3. <u>Earth Removal/Fill/Regrading Permit</u>
<u>Cheshire Food Pantry LLC</u>
175 Sandbank Road</p> | <p>PH 12/8/14
MAD 2/4/15</p> |

Ryan McEvoy, P. E. Milone and MacBroom represented the applicant, The Cheshire Community Food Pantry, Inc.

Mr. Voelker noted the special permit is contingent on the earth/fill permit, and the applications will be discussed concurrently.

On the map of Sandbank Road, Mr. McEvoy pointed out the rectangular piece of property for the proposed new building for the food pantry. It is a 2 acre piece of land on the south side of Sandbank Road; the site is part of the Mason Youth Center, DOC property; it is west of the bus depot; and to the south are existing businesses. The site is half way between Peck Lane and Route 10; there will be no disturbance to the operations of the State property. The ridge line elevations are 200 high and 170 low and removal of the ridge is part of the excavation permit. About 19,000 cubic yards of material will be removed from the site over a two-month period, with vehicles going out to Route 10 and their ultimate destination.

It was pointed out by Mr. McEvoy that the use of a charitable organization is a special permit use. The subject site is in the R-40 zone; there will be a total of 5,906 square feet for the building and loading area; two curb cuts will enter the site for truck deliveries and unloading. Parking on the site is for the use and function of the food pantry clients and volunteers; there will never be many vehicles on the site. The site has a storm water management basin in the southwest corner; the site is sand and gravel; there is little storm drainage piping, with flow directly into the basin in the back. There is a successful infiltration route. The building will have a septic system; it has received feasibility approval from Chesprocott; and will be served by city water and natural gas.

Staff Comments – Mr. Voelker read comments from the Police Department which stated that 500 feet of sightline, left and right, is acceptable, and there will be a flat driveway entering and exiting the property. With removal of the ridge line the CPD has no concerns with the subject application.

Engineering Department had minor questions on the inconsistencies in the pipe system and drainage on the property. Drawings were submitted to the Engineering Department and there are no issues with the application.

Mr. Voelker noted that the State of Connecticut is keen on safety for the prison operation, and has a condition that a chain link fence be installed around the perimeter of the food pantry property. Until this fence is built there will be a temporary fencing across the property.

Cheshire Police Department comments dated 12/5/14 were read into the record.
Cheshire Fire Department comments dates 12/4/14 were read into the record.

On the property there is a loading dock/raised pad in the corner with adequate space for an 18 wheeler truck, which can back into the loading dock.

Regarding the “walkways” noted on the property Mr. McEvoy explained these are doors entering on the east and west side of the building.

Ms. Visconti asked how close the property is to the Linear Trail and expressed concern about the appearance and visibility of a chain link fence.

Mr. McEvoy advised that the property is 1000 feet from the trail. The fence will have no visibility to the public, and the DOC requires the installation of a chain link fence for delineation of the properties.

On the plans Mr. Linder counted 14 parking spaces while staff report has 16 spaces.

Mr. Voelker stated there are 14 parking spaces on the site.

Paul Bowman, President of the Board of Directors of The Cheshire Community Food Pantry Inc., addressed the Commission on behalf of the Food Pantry. He presented a brief history of the organization and plans for the new building.

CCFP is the successor organization of the community food pantry hosted by St. Bridget Church for almost 30 years, and came into existence as a public charity on October 7, 2010, under the guidance and leadership of the late Rev. Robert Ricciardi. In 2010 the pantry opened a 1,700 square foot building at 51 Railroad Avenue serving 100 clients on a weekly and bi-weekly basis. In just 4 short years, in 2014, the pantry serves 311 Cheshire clients. The model of operation is a “client choice” model where each client selects food from the pantry shelves and refrigerated areas, with each person in a household receiving 12 pounds of food per week. The pantry is open Monday through Friday each week, and sometimes on Saturday, if needed.

Building Attributes – the new building will be 5,906 square feet, maximum height of 25 feet, ADA compliant, and compliant to all building, energy and life safety codes. The security, safety and comfort of CCFP clients and volunteers is paramount. It will be a

steel structure with steel wall panels, corrugated standing seam roof utilizing the pre-engineered process. This type of construction simplifies and streamlines the entire building process to save time and money.

The food pantry use is considered low volume in terms of staffing, and the client use is based on an appointment only model. There is no comparison with a grocery store or convenience store use. Mr. Bowman stated the parking is adequate to accommodate volunteers and clients.

Lighting – site and exterior lighting will be LED night sky protected full cut off lighting units with a 20 foot maximum pool height.

Signage – attached and detached signage will be applied for in the future.

Community Garden – an area on the westerly portion of the property (pointed out on the map) will be used for a 2,000 square foot garden for the convenience of the people who use the pantry.

Mr. Bowman expressed appreciation to the Commission for “caring about our neighbors” in need. Along with the 300+ clients, 90 volunteers and 900 friends of the pantry – who signed a petition submitted for the record - he asked that the Commission favorably consider this application.

Mr. Linder asked about current clients using the bus line for the current location, and whether they will use a bus line along Route 10 for the new site.

Stating he was not certain about a bus line along Route 10, Mr. Bowman reported there is the Senior Bus which can pick up and return people home. At this time none of the pantry clients use the bus line to get to the Railroad Avenue site.

PUBLIC COMMENTS AND QUESTIONS

Martin Cobern, 7 Carriage House Way, stated he is a volunteer at the food pantry, and informed the Commission that a new building is essential for the operation of the pantry. He noted that with 2 clients at one time at the current building it is difficult to maneuver food carts; volunteers spend a lot of time moving stock around to make room; and shelves cannot be over-loaded. Mr. Cobern strongly urged the Commission to approve the applications for the clients, volunteers, and town as a whole.

THE PUBLIC HEARING WAS CLOSED.

**4. Special Permit Application
Pinnacle Land Development LLC
6 Edith Place
In-law apartment
POSTPONED TO JANUARY 12, 2015.**

**PH 12/8/14
MAD 2/4/15**

VI. ADJOURNMENT

MOTION by Mr. Strollo; seconded by Ms. Marinaro

MOVED to adjourn the public hearing at 8:10 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk