

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION PUBLIC HEARING HELD ON MONDAY, April 13, 2015, AT 7:30 P.M. IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410.

Present

Earl J. Kurtz, Chairman; Members John Kardaras, Vincent Lentini, Louis Todisco, David Veleber. Alternate - Diane Visconti. Absent: S. Woody Dawson, Edward Gaudio, Gil Linder; Alternates - Leslie Marinaro and Jon Fischer.
Staff: William Voelker, Town Planner; Robert Ceccolini, Parks and Rec Director; Don Nolte, Assistant Town Engineer.

I. CALL TO ORDER

Chairman Kurtz called the public hearing to order at 7:32 p.m.

Ms. Visconti was the alternate members for the meeting.

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

Town Planner Voelker read the call of public hearing for each application.

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| 1. | Planned Residential Resubdivision Development Application
<u>Apex Developers LLC</u>
Jarvis Street
15 Lots
PUBLIC HEARING TABLED TO 4/27/15 | PH 2/23/15
PH 3/23/15
PH 4/13/15
MAD 6/17/15 |
| 2. | Special Permit Application
<u>Apex Developers LLC</u>
920 Jarvis Street
A 15 lot PRRD with 3 affordable units
Sections 44 and 40
PUBLIC HEARING TABLED TO 4/27/15 | PH 2/23/15
PH 3/23/15
PH 4/13/15
MAD 6/17/15 |
| 3. | Waiver Request: 920 Jarvis Street
<u>Apex Developers LLC</u>
920 Jarvis Street
Requesting waiver of subsections (3) and (9) | PH 2/23/15
PH 3/23/15
PH 4/13/15
MAD 6/17/15 |

**of Section 25.5 Earth Removal, Fill or
Regrading Permit
PUBLIC HEARING TABLED TO 4/27/15**

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| 4. Earth Removal, Filling/Regrading Permit
<u>Apex Developers LLC</u>
Jarvis Street
PUBLIC HEARING TABLED TO 4/27/15 | PH 2/23/15
PH 3/23/15
PH 4/13/15
MAD 6/17/15 |
| 5. Waiver Request: 1000 Highland Avenue
<u>Parks & Recreation Town of Cheshire
Public Schools</u>
Requesting waiver of Subsection (9) under
Section 25.5 | PH 4/13/15
MAD 6/17/15 |
| 6. Earth Removal, Filling or Regrading Permit
<u>Parks & Recreation</u>
Bob Ceccolini - Director
1000 Highland Avenue | PH 4/13/15
MAD 6/17/15 |
| 7. Special Permit Application
<u>Parks & Recreation Town of Cheshire</u>
Bob Ceccolini - Director
1000 Highland Avenue-Cheshire Park
Earth Removal and Grading for creation of
A playground. | PH 4/13/15
MAD 6/17/15 |

Assistant Town Engineer Nolte presented the application for a new playground in the northwest portion of Cheshire Park, and explained the existing playground site is in the woods on the Stony Hill Road side of the park. This playground is in deteriorating condition and will be removed from the park. The Parks and Rec Department received funding to construct a 50 foot x 115 foot level area, adjacent to the parking lot and easier parking access. Excavation of about 1500 cubic yards of sand and gravel is required, with the PW Department using this material for other projects. The material will be delivered to 1286 Waterbury Road stock pile; removal will require 300 loads; the slope will be 2 to 1; and there will be erosion controls, seeding etc. in place for the project. The waiver is to place the playground in the proposed location.

Mr. Nolte displayed a grading plan which showed the grading not steeper than the area adjacent to the ball fields; and grading will start 12 to 15 feet from the street line. The plan will have 7 additional parking spaces, approved by DOT, with 90 spaces already on site at the park. Wetlands are more than 100 feet away from the playground site. The PW Department will use best management practices for the project, which will take 30 days to complete. A more organized traffic pattern will be developed as a result of the proposed changes. On the plans, Mr. Nolte pointed out where the excavation will be

done. An additional guard rail will be installed for the protection of the playground area. There will be a 4 foot high vinyl fence around the playground itself, and wooded railing around the parking area, and no retaining wall for the hill.

Director Ceccolini pointed out the gray/black area on the plans as a proposed site for a pavilion which is not part of the plan at this time. The playground project is part of a capital improvement project; there are two new playgrounds being installed this year at Quinnipiac and MacNamara Parks; and the equipment in Cheshire Park is unusable. All the equipment in the three parks is +25 years old. It was decided to move the playground to an area that is not under trees, and into the north end of the park where it will get more use and enjoyment. The fencing is for the safety of the children from cars and Route 10. The equipment is built and installed by Miracle Equipment; it is handicapped compliant; meets most of the industry standards; and handicapped children can use 70% of the playground equipment installed in Cheshire parks. Once Quinnipiac and MacNamara Parks are completed, Miracle will replace the equipment at Cheshire Park. There is a future plan for benches and more equipment for this park, and Mr. Ceccolini noted that people donate memorial benches for the parks without any cost to the Town. The playground equipment is powder coated and does not get hot during the warmer months.

An issue was raised by Mr. Todisco regarding the placement of the park so close to the road, and if the Police Department had any questions.

In response, Mr. Ceccolini stated that the guard rail was not part of the original plan; there is a guard rail there now; and this extra guard rail will be another 150 feet to insure no car would come close to the playground area. The location at the park is considered to be a safe area, and the Town wanted the playground to be in an area where it is more visible and safe in the area of the playing fields.

Town Planner Voelker informed the Commissioners that the CPD received all the information on the proposed playground in Cheshire Park, and no comments were received. He noted that the 4 foot fence will have a gate in order to keep children in the playground area.

It was noted by Mr. Kardaras that some of the ball fields are closer to RT 10 than this playground.

Regarding the surface, Mr. Veleber asked if it was the soft spongy material.

Mr. Ceccolini explained it will be playground wood chips, which are soft.

THE PUBLIC HEARING WAS CLOSED.

VI. ADJOURNMENT

MOTION by Mr. Lentini; seconded by Mr. Kardaras

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

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk