

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION PUBLIC HEARING HELD ON MONDAY, JUNE 22, 2015, AT 7:30 P.M. IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410.

Present

Earl J. Kurtz, Chairman; Edward Gaudio, Secretary; Members: S. Woody Dawson, John Kardaras, Louis Todisco. Alternates - Jon Fischer and Diane Visconti
Absent: Sean Strollo and Vincent Lentini; Alternate - Leslie Marinaro
Staff: William Voelker, Town Planner

I. CALL TO ORDER

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

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 all the applications.

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| 1. Special Permit Application | PH 6/22/15 |
| <u>The Nevar Company</u> | MAD 8/26/15 |
| 676 West Main Street | |
| Rear Lot Access for 3 Lots | |
| 2. Subdivision Application | PH 6/22/15 |
| <u>The Nevar Company</u> | MAD 8/26/15 |
| 676 West Main Street | |
| 5-lot subdivision | |

Ryan McEvoy, P.E. Milone & MacBroom, represented the applicant.

Mr. McEvoy stated this is a five (5) lot subdivision with a rear lot access way. The property is located at 676 West Main Street, on the north side of the street, across from Carter Lane, and is a 4 acre parcel, rectangular in shape. An aerial map of the property was displayed for the Commissioners. The site is an R-20 zone, bordered by residential properties to the north and west, and the Lutheran Church to the east, and a private drive access for 4 properties. The subject property has access over this roadway, but the subdivision will not take access off this roadway because it is sub-standard with respect to private roadways.

The site currently has two existing single family dwellings, and a small greenhouse and small barn which will be demolished. The houses are served by the one existing driveway off West Main Street. The site is a flat, clear, open meadow, with some vegetation and wooded areas. There is mild topography change north to south, with highest elevation at 200. Most of the site drains to the south, with a small area to the east; and existing houses are served by water and sewer.

The proposal is for a 5 lot subdivision; the 2 existing houses will be included, and split off into 2 separate lots closer to West Main Street. Nothing changes to these houses or access way. The 3 proposed houses will be located to the rear of the parcel; they will be accessed by a common rear lot 454 foot driveway; these lots are slightly larger than the minimum lots size required in the R-20 zone; the access way will be gently sloping 1.5% to 2%. Drainage is towards West Main Street; the soils are suitable for drainage; lots will be served by water and sewer; and the subdivision received WPCA feasibility approval. Sight lines from the proposed driveway are 400+ feet.

Comments have been received from the Police Department and Engineering Department, and Mr. Voelker informed the Commission that the applicant awaits responses to their responses. The public hearing will remain open.

Mr. McEvoy stated that revised plans should address the Town Engineer's comments and Police Department.

Commission Questions and Comments

Regarding the private road and the applicant's access to it, Mr. Gaudio asked if they will use it.

This is a gravel road and Mr. McEvoy said the subdivision will not use this road.

Mr. Gaudio asked if there are plans to connect to this road at any time, should it become a Town road.

In response, Mr. McEvoy said the rear lot house (#1) will maintain the access roads. The private road is gravel, is sub-standard, and the applicant will not upgrade it.

Mr. Todisco asked about the private road which is next to the Lutheran Church.

This road is to the north part of the property, and Mr. McEvoy said it is privately owned off Westmore Road, and 4 houses have access on this road way. The subject parcel has rights over this road, which cannot be seen from West Main Street. The existing driveway services the existing houses; this will not change; the proposal is for a driveway on the west side to service the 3 proposed lots.

Mr. Dawson asked about the effect of this development on the Church and wetlands, and if the Church was notified about the subdivision.

According to Mr. McEvoy the only change is 3 more neighbors. All drainage going in that direction is being handled through depressions and infiltration; some vegetation will be removed; and there will be no effect on the Church. The site has no wetlands. There is no requirement to notify the Church of the proposed subdivision.

For the new driveway, Ms. Visconti asked if it is private and if there will be a homeowners association.

It will be a private driveway with common Accessway, and Mr. McEvoy said there will be an agreement for maintenance.

Mr. Voelker advised that the regulations require a mutual maintenance for the 3 property owners on this driveway.

For lot #3, Mr. Veleber pointed out the building envelope will be small, and asked if a variance would be needed.

Mr. Ryan replied "no" and pointed out the 2 front lots on the plans; it is tight; but a good sized house can fit in there.

Mr. Veleber asked about getting on and off West Main Street, and if there was a traffic report required with the additional access way.

The sight line distances are safe, 400+ feet, and Mr. McEvoy said details are being worked out with the Police Department. There are already many residences on West Main Street, with most waiting to get out onto the street, and it will be the same for these houses. He noted that speeds in this area are relatively slower.

With 3 new houses, Mr. Voelker said there will be about 24 new trips per day.

Mr. Linder raised a question about the barn and if it has historical significance.

The barn is about 40+ years old, and Mr. McEvoy said it has no historical value.

Mr. Todisco commented on the fact that the Commissioners must insure the application meets the requirements under Section 5.5.A.1. He read an excerpt from this section into the record.

In this area, Mr. McEvoy stated there are single family homes with frontage on West Main Street...to the south and to the north. Notification to neighbors is not required under the regulations.

Mr. Kurtz commented on the odd placement of one of the houses on the site.

In that regard, Mr. McEvoy said other placement could happen at a later time.

Mr. Voelker read Police Department comments dated 6/18/15 and Engineering Department comments dated 6/16/15 into the record. He informed the Commission that the applicant has not had time to respond to all staff comments, but will do so before the next public hearing.

THE PUBLIC HEARING WAS HELD OPEN TO JULY 13, 2015.

VI. ADJOURNMENT

MOTION by Mr. Kardaras; seconded by Mr. Dawson.

MOVED to adjourn the public hearing at 7:56 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk