

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION REGULAR MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, JUNE 22, 2015, 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 regular meeting to order at 7:57 p.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. ACCEPTANCE OF MINUTES - Public Hearing June 8, 2015 and Special Meeting, June 8, 2015.

MOTION By Mr. Kardaras; Seconded by Mr. Dawson

MOVED to accept the minutes of the Public Hearing of June 8, 2015 and Special Meeting of June 8, 2015 subject to corrections, additions, deletions.

VOTE The motion passed 7-2; Dawson and Linder abstained.

VI. BUSINESS

Town Planner Voelker read the call for all the applications.

- 1. Site Plan Application MAD 8/11/15**
Whole Foods Market
400 East Johnson Avenue
Proposed parking expansion/pavement expansion

Darin Overton, P.E. Milone & MacBroom, represented the applicant. Mr. Overton commented on the applicant having many applications over the years, the improvement and efficiencies in the warehouse, technology improvements, exterior improvements including truck storage area in the front, and minor pavement improvements.

The subject application is for paving improvements in two locations on the site.

On the map, Mr. Overton pointed out the south side of the site, location of the existing warehouse, taking an oversized island, paving a portion of it, creating 19 parking spaces. In the front island there are 10x20 foot spaces, and new regulations require a 9 x 18 foot parking space; these spaces will be re-striped for additional spaces and efficient use of the spaces.

The northwest corner of the site has trailer parking and storage of trailers for the trucking company; along the east/west access there is the staging area.

Mr. Overton stated there is about 15,000 sq. ft. of additional paving in the 2 locations. He displayed the site plan for the two areas. Three trees will be eliminated and relocated west into the remaining island for a straight row of 5 trees. The paving expansion is 3,500 sq. ft. in the front and 11,500 sq. ft. in the back; there will be 19 new parking spaces, plus a few more with re-striping.

Storm Water Management - this was looked at; there will be no increase in impervious surface with the changes, and no change in storm water management. There is still zero increase in runoff. The pipe system was checked into the basins, and the little runoff could be handled by the storm drainage system.

Comments from Police Department, Fire Department and RWA have been received, with positive reviews or no comments.

Mr. Voelker read the RWA letter/comments dated 6/18/15 into the record.

Mr. Overton informed the Commission that there is no additional lighting planned; in the storage area 2 light poles will be relocated. On the map he pointed out the area where the 5 trees (15 to 20 feet tall) will be planted in a straight row; these trees should be re-planted soon to have chance of survival; they are part of the landscaping plan; but do not serve as a screen. A portion of this property is in the aquifer protection zone, and there has been notification to the State Health Department and RWA.

A comment was made by Mr. Dawson regarding the success and growth of Whole Foods in Cheshire, and his hope for continued growth of the business.

It was noted by Mr. Overton that this business has had many internal improvements and more efficiency, and received an award for the most efficient warehouse in the Whole Foods Chain.

MOTION by Mr. Dawson; seconded by Mr. Kardaras

MOVED that the Cheshire Planning and Zoning Commission finds that the plans to construct 19 additional parking spaces and to expand the trailer storage area as shown

Survey - Mr. Linder advised that the summary of the survey results are being worked on by staff; 300 responses is in the 95% percentile and indicative of anyone in town.

There was a brief discussion about the West Main Street area of Town, and the Linear Trail being economically beneficial to this area of Town. Mr. Voelker said the trail will be a benefit, and he commented on the reuse of the Ball & Socket site which will also drive this area into a more active one. When the Ball & Socket project is completed it will bring people to the area, which is the core village area of the Town. There will be a food court, restaurants, and cultural activities at the Ball & Socket site, and Mr. Voelker stated there will not be any "concession" type food and drink along the Linear Trail itself.

Regarding the downtown area, pedestrian traffic, and change of traffic lights for off peak times, Mr. Voelker said the State would not interfere with traffic flow and delays. This is their main concern, but DOT might be willing to look into a change in the traffic flow.

b. Monthly Report from the Zoning Enforcement Officer

The report was accepted by the Commission.

There was a brief discussion about the State decision against sign regulations. Mr. Voelker said the Town does ignore political signs as they are usually removed after the election, and Cheshire's sign regulations will be affected by the State decision. The Commission was told by Mr. Voelker that enforcement by the ZEO is really "customer service", and he also zoning enforcement related to building permits and c/o's.

VIII. ADJOURNMENT

MOTION by Mr. Veleber; seconded by Mr. Kardaras

MOVED to adjourn the public hearing at 8:33 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk