

 ORIGINAL

APPLICATION FOR A SPECIAL PERMIT

RECEIVED
Town of Cheshire

MAY 04 2021

Planning Dept.

Pursuant to the Zoning Regulations of the Town of Cheshire, as amended, the undersigned makes application for a Special Permit for the property described below:

STREET ADDRESS 55 Railroad Avenue

APPROX. NO. OF ACRES 0.29+/- ZONE I-1

ASSESSOR'S MAP NO.(s) 49 LOT NO.(s) 6

APPLICABLE SECTION(S) OF ZONING REGULATION Section 30 sch.A 29A

DESCRIPTION OF PROJECT/INTENDED USE _____

Construction of parking lot with a landscaped rain garden to provide additional

overflow parking for the Farmington Canal Heritage Trail located across the street.

The following items, as required by Section 40.2, are attached (unless waived by the Planning and Zoning Commission:

- (1) 6 copies of a **Site Plan**, drawn to a scale of not more than 100 feet to the inch, showing existing and proposed grade contours, property lines, **the names and addresses of all abutting owners including those across any street determined from the Assessor's records**, building, structures, signs, outdoor illumination, streets, driveways, off-street parking and loading spaces, outside storage areas, water courses, storm drainage, sewage disposal facilities, and water supply facilities. State law requires certain information to be compiled and certified by licensed professionals.
- (2) 6 copies of preliminary **architectural plans** of all proposed buildings, structure and signs, including general exterior elevations, perspective drawings and generalized floor plans and including drawings for proposed signs.
- (3) 6 copies of a detailed **landscaping plan** drawn to a scale of not more than one inch equals one hundred feet, including a plot plan showing: the name and planting size of trees and shrubs, basic contours lawn areas, natural terrain not to be disturbed, and magnetic north. In addition, such plan shall include a planting key listing trees and shrubs with planting size.
- (4) Sanitation Certificate accompanied by Engineer's Report, WPCA approval, or Feasibility letter.

(Over)

- (5) Check, made payable to "Collector, Town of Cheshire", in full payment of fee - \$ N/A

BASE FEE: Residential \$235.00* plus \$175.00 Public Hearing Fee
Business \$360.00* plus \$175.00 Public Hearing Fee
+ Additions or new buildings of 5,000 sq. ft. or greater shall add an additional fee of \$.05 per sq. ft. of entire building.

*(Includes \$60.00 State of Connecticut fee)

- (6) In order to facilitate the filing of your approval on the Cheshire Land Records, based on Public Act 75-317 of the Connecticut General Statutes, the following information is required: The volume and page number of the deed to your property as it is filed on the Cheshire Land Records.

VOLUME(s) 2892 PAGE NO.(s) 187

APPLICATIONS FOR SPECIAL PERMITS WHICH PROPOSE TO CONDUCT NONRESIDENTIAL USES IN RESIDENTIAL DISTRICTS, the following submission (7) is also required:

- (7) An affidavit, at least **ten (10) days** before the hearing, stating that notification has been sent to all abutting property owners (including those across the street). The affidavit shall confirm that the notice was mailed at least **fifteen (15) days** prior to the hearing and shall list the names, property addresses and mailing addresses, if different from property addresses. Notification to property owners shall be in the form of letter or postcard and shall specify the date, time, and place of the public hearing.

ALL APPLICANT'S--PLEASE COMPLETE THE FOLLOWING:

Applicant's Name George Noewatne c/o Town of Cheshire

(Print or Type)

Applicant's Address 84 South Main Street, Cheshire, CT 06410

Applicant's Signature 

Telephone Number 203-271-6650 FAX # 203-271-6659

Owner's Name Same as applicant

(Print or Type)

Owner's Signature _____

Agent, if other than applicant to be contacted with regard to this application:

Name Kevin Grindle c/o Barton & Loguidice, LLC

Address 41 Sequin Drive, Glastonbury, CT 06033

Telephone Number 860-633-8770 FAX # 860-633-5971

This application must be filed in the Planning Office at least seven (7) days prior to the regular Planning & Zoning Commission meeting date.

Disclaimer: Additional information may be required, please contact the Planning office for complete application packets.

THE FOLLOWING IS A CHECK LIST TO ENSURE THAT ALL NECESSARY INFORMATION HAS BEEN FILED WITH THE PLANNING OFFICE:

Rev. May 15, 2009

PLEASE CHECK ONE

YES

NO

1. Is the property or properties located in the Aquifer Protection Zone?

☐

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If "yes", is the proposed use a regulated activity?
(Use involving hazardous materials)
(if "yes", contact the Planning Office)

☐

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2. Is the property located in the public water supply watershed area?

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If "yes", has a watershed notification been sent to the RWA?

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☐

3. Are there any wetlands or watercourses on the property or properties?

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If "Yes", has an Inland Wetlands/Watercourses permit been filed? – Must be submitted to Inland Wetland & Watercourse Commission prior to filing with the Planning and Zoning Commission.

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If "No", include a statement on the Site Plan.

4. Is the property located in the Flood Plain?

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If "Yes", has Section 46 of the Zoning Regulations, "Flood Plain Management", been addressed?

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☐

5. Are variances required?

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6. Is the property located within a public water supply watershed area? (Map located in the Planning Office)
(If yes, notification is required to the CT Dept. of Public Health per Public Act 06-53)

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☒

By signing this checklist, I hereby acknowledge full responsibility that the information provided is true and accurate.

Applicant's Signature

Date

TOWN OF CHESHIRE

APPLICATION CHECKLIST PLEASE INITIAL EACH ONCE COMPLETED

1. ☒ Completed application – including owner's signature(s) as recorded on land records.
2. N/A Check made payable to "Collector, Town of Cheshire"
3. ☒ Six (6) sets of plans.
4. N/A Sanitation Certificate **approved** by Chesprocott **or** Letter of Feasibility **MUST BE SUBMITTED WITH YOUR APPLICATION.**
5. N/A Waiver requests if applicable on subdivisions – include the hardship and/or reason for waiver.
6. N/A Enhanced Notice if applicable.
7. N/A Notification to the CT Dept. of Public Health if located within a public water supply aquifer protection area or watershed area.

checklis

7/96

REV. 1/24/02, 10/8/02, 8/22/05, 10/06, 5/14/10

Special Permit Application
Applicant - Town of Cheshire

OWNER_NAME	MAIL_ADDRESS	MAIL_CITY	MAIL_STATE	MAIL_ZIP
509 WEST MAIN STREET LLC	1265 MARION ROAD	CHESHIRE	CT	06410
51 RAILROAD AVENUE LLC	1322 WATERBURY RD	CHESHIRE	CT	06410
REICH FRED	40 CHAMBERLAIN CT	CHESHIRE	CT	06410
69 RAILROAD AVENUE LLC	96 RAILROAD AVE	CHESHIRE	CT	06410
DALTON ENTERPRISES INC	131 WILLOW ST	CHESHIRE	CT	06410



MEMORANDUM

CHESHIRE FIRE DEPARTMENT

250 MAPLE AVENUE, CHESHIRE, CONNECTICUT 06410
Telephone (203) 272-1828 FAX (203) 272-7314



DATE: 6/10/2021
TO: Planning and Zoning Department
FROM: Jack Casner, Chief of Department
Michael Kozlowski, Deputy Fire Marshal
SUBJECT: 55 Railroad Avenue (Parking Lot)

RECEIVED
Town of Cheshire

JUN 10 2021

Planning Dept

The Fire Department has reviewed the above application for the planning and zoning process we offer no comments or stipulations at this time.