

**MINUTES OF THE CHESHIRE TOWN COUNCIL PLANNING COMMITTEE MEETING
HELD ON TUESDAY, MAY 8, 2018 AT 6:30 P.M. IN COUNCIL CHAMBERS, TOWN
HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

Paul A. Bowman, Chairman; Patti Flynn-Harris and Timothy Slocum
Staff: Michael A. Milone, Town Manager; Sean Kimball, Town Manager; Arnett Talbot,
Asst. Town Manager; Gerald Sitko, Economic Development Coordinator.

1. ROLL CALL

The Clerk called the roll and a quorum was determined to be present.

2. PLEDGE OF ALLEGIANCE

The group Pledged Allegiance to the Flag.

**3. DISCUSSION RE: SUBLEASE OF PARKING SPACES AT
36 WALLINGFORD ROAD**

Mr. Sitko informed the Committee that Frank Bartlett of Bartlett Legal Group currently leases space in the Watch Factory Restaurant. He bought the subject property in 2015, paid \$105,000, and estimates an investment of \$300,000 into the property. Attorney Bartlett will move his legal office business to the first floor, with conference rooms on the second floor.

A request has been made by Mr. Bartlett to the Town for two (2) parking spaces at the Grange, which will be converted into one (1) handicapped parking space for his legal business. The Committee has a copy of a sub-lease between the Town of Cheshire and Bartlett Legal Group, which was drafted by the Town Attorney. Mr. Sitko has discussed this matter with Town Planner Voelker, as it relates to zoning and also with the Building Official. The handicapped space is not mandated, but Mr. Voelker prefers having the handicapped space.

Under the sub-lease, the Bartlett Legal Group would pay the Town \$200 annually for use of said spaces -- \$100 per year per space. The Town's lease with the Grange ends in 2022; if there is a lease extension this cost could increase. Mr. Sitko explained that Town Manager Milone ran comparison quotes. The Town pays \$87 per space at the Grange; \$92 per space for the Library/Church; Arisco charges \$122 per space, and these are all annualized.

Mr. Bowman asked about the handicapped space not being required under zoning regulations.

According to Town Planner Voelker and Building Official Darin, the Committee was told that the handicapped space is not required, but preferred.

At the end of the lease, Mr. Bowman asked what happens with the building...would it become non-compliant from a zoning perspective.

Mr. Sitko stated "no" it would not be a non-compliant building.

Mr. Bowman noted that the aerial photo (part of the record) shows two (2) handicapped spaces, making four (4) spaces, and one being used with this request.

With the way the sub-lease is drafted, Mr. Sitko said the location of the handicapped space must be approved by the Town and Building Official.

For the record, Mr. Bowman clarified the request is for two (2) spaces to be used for one (1) handicapped space.

Town Manager Milone stated that the parking being made available is just for the handicapped space. The business clients must park behind the building in the rear parking lot. The handicapped spaces shown on the plans are for the Grange.

MOTION by Mr.Slocum; seconded by Ms. Flynn-Harris.

MOVED that the Planning Committee approves the sub-lease of parking spaces at 36 Wallingford Road, Cheshire CT in accordance with Town Council Resolution #050818-4 (attached).

Discussion

Mr. Bowman stated this matter has been discussed in prior Planning Committee meetings, and he is prepared to vote on this matter at the Council meeting.

VOTE The motion passed unanimously by those present.

4. ADJOURNMENT

MOTION by Mr. Slocum; seconded by Ms. Flynn-Harris.

MOVED to adjourn the meeting at 6:42 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk