MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION
PUBLIC HEARING HELD AT 7:30 P.M. ON MONDAY, JUNE 28, 2010, IN
COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET,
CHESHIRE CT 06410

Present
Sean Strollo, Chairman; Earl Kurtz, Vice Chairman; Martin Cobern, Patti Flynn-Harris, Gil Linder, Sylvia Nichols, Louis Todisco. Alternates – James Bulger and Edward Gaudio
Absent: S. Woody Dawson, Tali Maidelis, and Leslie Marinaro (alternate)
Staff Present: William Voelker, Town Planner;

I. CALL TO ORDER
Chairman Strollo called the public hearing to order at 7:31 p.m.
Chairman Strollo read the fire safety announcement.

II. ROLL CALL
Mr. Kurtz 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.

1. Subdivision Text Change Petition  PH 5/24/10
Planning and Zoning Commission  P.H. 6/14/10
To amend Section 6.10 Sidewalks  P.H. 6/28/10

Mr. Voelker informed the Commission that the legal opinion from 10 years ago by Attorney Knott was reviewed, and it is in consort with Supreme Court decision. He said that “sidewalks shall be required on all new streets.” The recommendation is inclusion of the word “new” and this is consistent with the Supreme Court decision and the opinion of the Town Attorney.

There were no further comments or questions. The public hearing was closed.

2. Earth Removal, Filling or Re-grading  PH 5/24/10
Permit Application  P.H. 6/14/10
Peter & Sia Skabardonis  P.H. 6/28/10
Prospect Road
Est. 5,000 cubic yards.  MAD 9/1/10
APPLICATION WITHDRAWN
3. Special Permit Application  
P.H. 6/28/10  
Cheshire Academy  
MAD 9/1/10  
10 Main Street  
Replacement of existing track & field  
With a new illuminated synthetic athletic field

Michael Joyce, P.E. Milone and MacBroom and David Jepson, Chairman of the Board of Trustees of Cheshire Academy were present for the application.

Mr. Joyce stated this is a presentation for a special permit for Cheshire Academy for replacement of the existing field and track with synthetic turf for the field in the northern section of the campus which is surrounded by a cinder track.

On the drawings Mr. Joyce pointed out the areas of the campus where the track and field are located and the adjacent neighbors. The track is in poor condition and the Academy wants to improve the competitive playing fields, follows NCAA guidelines and high school requirements. The project is coupled with future building of an athletic facility and student center which is the planning stages and dovetails with the overall development scheme of the Academy.

Drawings/renderings of the proposed field and track and seating were displayed for the Commission.

Mr. Joyce said that at this time the Academy has limited athletic space and this new field will provide space for football, soccer, lacrosse and will be named in honor of Armando Simosa, a former Cheshire Academy student who passed away. The difference between the existing field and track and the proposed track is that it will meet NCAA guidelines with 210 feet width and 260 foot length, and the track will have 6 lanes and 8 lanes straight. This will enable the Academy to hold more competitive events. The field will be slightly rotated in order to fit in the footprint, and the project will require temporary relocation of Sheriff Drive until the larger project comes in to the south of the campus. There will be spectator areas; the field will be illuminated with cutoff lighting as required under the zoning regulations and for playability of the field. Mr. Joyce provided information on the proposed lighting to the Commission.

The plans show 42.5 feet from the pole to the property line and regulations allow 30 feet with a 90 foot pole height. Mr. Joyce said they are at 40 feet and 80 foot height with sharp cutoff along the property line. There is a pedestrian bridge on the campus from Hillside Village for residents to use the facility and a meeting was held by the Academy with Hillside Village on the proposed project. The lighting can provide only two illuminators for safety and egress lighting, and after hours lighting can provide quiet recreation for the residents and people on the campus. Photos of the proposed lighting fixtures were shown.
Mr. Joyce noted that the application required Inland Wetlands Commission approval and this was granted on June 15, 2010.

There is another enhancement on Route 10 and Highland Avenue with a water quality feature and provision of a new plunge pool to collect sediment. Reports have been submitted to IWW. Staff comments from Engineering and the Fire Department were received and there was dialogue with the Fire and Police Departments on the project.

There is a LifeStar Helicopter Pad on the campus and this will no longer be in service, and there is no problem with this from the Fire Department.

Mr. Voelker stated the Fire Department has no issues with the removal of the helipad because helicopters can now land anywhere.

The storm water management system was highlighted by Mr. Joyce who said there has been standing water on the track after a storm, and they want to have water away from the subsurface of the track. There is discharge to the existing slopes, some areas are steep, and will be abandoned. The network of the piping under the track is complicated; it is a herringbone system with flat drains that collect water through the stone into the pipes; and there will be a new detention system. There will be no increase in water in all storms; the discharge location is a flat area; there is provision of concrete galley infiltrators; and there will be additional enhancements on the far side of the campus (as pointed out on the plans).

Mr. Joyce stated that the water sheet maps were in the original reports and copies were provided to the Commissioners.

The field surface is a synthetic fiber yarn, 2.5 inches high and filled with 1.75 inches of crushed rubber and sand mix; and below that is a lower layer of stone to allow water to run through it. Soils in the area are not conducive for infiltration, and the difference between the co-efficient of runoff here is less than the existing field. Drainage computations do not indicate any additional runoff due to the new detention basin. There are two retaining walls on the project, one to support the road (pointed out on the plans) and another to support the western end of the field which is longer and wider. The area for disturbance on the project is 6.4 acres. IWW secured any suitable material not needed for project construction will be taken out, and there will be selected clearing for stock piling the material for playing field on campus. The track surface is similar to a paved section of a roadway, except the last half inch is a urethane or latex binder course. The Academy will have bids for these products.

Mr. Bulger asked about the hard surface of the track being covered by the herringbone system.
In response, Mr. Joyce said the track has a cross pitch from outside to inside of 2%, and this is then picked up in a preliminary trench drain that runs the entire circumference of the track.

For the record, Mr. Gaudio informed the Commission that the Fire Department had new LifeStar land on its ramp. They can land anywhere.

Regarding the lighting fixtures Ms. Flynn Harris asked for more details from the schematic provided by the manufacturer. She asked about the difference in the lighting from the lower to upper levels, with the lower level unit on at times when there is low level activity on the campus and residents of Hillside.

Mr. Joyce said this would not be beyond those listed in Section 32.2.8 which allows certain time frames and they will not be exceeded. The Academy holds most activities on Wednesdays and Saturdays and other nights people want to use the track and the new lighting will be on before the shut off time per the regulations.

Mr. Flynn Harris asked for more explanation on the gradation.

For competitive play Mr. Joyce said the recommendation is about 50 foot candles, and within 30 feet of that we are down to .6 which shows how fast the fixture can be cut off. The Academy wants the maximum cutoff, did not go the 90 foot height, and in the area near Hillside Village there is lighting away from the property line. The Academy has spoken with the neighbors and the reaction is positive, with Hillside Village supporting the campus. A new pedestrian bridge will be built for use of the new facility.

Mr. Cobern commented on the light levels resulting only from the Academy lighting, and it being undetectable.

There will be a glow, and Mr. Joyce said the glare will be reduced.

With the 50 foot candles, Mr. Todisco asked for a comparison to day light.

According to Mr. Joyce this would be the same as the levels for playing at the high school. The manufacturer specifications want to be at lower footage. There will be 14 luminars at the top of the array.

On the information provided, Mr. Todisco asked about getting down to .5 foot candles, .3 foot candles, and this being almost no light. Walking there would be dark.

This would not meet walking path levels, and Mr. Joyce said the levels would be boosted for a safe walking area.
Ms. Flynn Harris asked about Mr. Disbrow’s letter of June 23rd, question #2 on the gravel parking area, and the response that it was changed to an impervious surface. She noted there was a recent conversation with Town Engineer Michaelangelo about new technology for parking areas, pervious asphalt and concrete. Mr. Michaelangelo had stated that in changing standards the Town staff looks to having engineering come forward with a proposal saying new techniques can be used. Ms. Flynn Harris asked if Mr. Joyce has thought about doing this, because going from gravel (natural absorption with less runoff) to impervious when there may be ability to use new pervious materials which would aid in cutting down runoff.

This has been looked at and Mr. Joyce said the new roadway overlaps with the future plan, so a portion of this roadway will be pulled out to accommodate the new building. The Academy is trying not to invest in the new technology now because of areas coming out in a few years. There will be walkways, rain gardens, etc. and the goal is to soften the campus as much as possible. They are trying to keep things simple due to future enhancement of the site, and they are using bituminous concrete. The new drainage system will protect Honey Pot Brook.

Town Planner Voelker reported that all staff comments have been addressed.

PUBLIC COMMENTS AND QUESTIONS
Sharon Brownridge, 175 Wiese Road, expressed concerns about the lights to be installed on the campus and the increase in noise levels from spectators.

Mr. Joyce pointed out Ms. Brownridge’s property to the east of the development area, and noted the baseball field is closer to Wiese Road. From there the topography of the site goes up, there is a large ravine separating one side of the campus to the other (pointed out on the plans). The Academy made an effort to keep the new track and field in the heart of the campus and the new amenity is the lighting. People across the street from the Methodist Church will not be able to see the development; the elevation will be about 30 to 40 foot difference; and light levels die off without a glare onto Route 68. The Brownridge property is about 2000 feet from the Cheshire Academy property line.

Mr. Voelker read staff comments from the Fire Department, dated 6/24/10, into the record.

There were no further questions or comments. The public hearing was closed.

VI. ADJOURNMENT

MOTION by Mr. Cobern; seconded by Ms. Flynn Harris.

MOVED to adjourn the public hearing at 8:10 p.m.
VOTE  The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk