

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION PUBLIC HEARING HELD ON MONDAY, SEPTEMBER 25, 2017 AT 7:30 P.M. IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

Earl J. Kurtz III, Chairman; Sean Stollo, Vice Chairman; David Veleber, Secretary; Members: S. Woody Dawson, John Kardaras; Vincent Lentini, Louis Todisco.

Alternate – Jeff Natale

Absent: Edward Gaudio, Gil Linder; Alternates Jon Fisher and Jim Jinks.

**I. CALL TO ORDER**

Mr. Kurtz called the public hearing to order at 7:31 p.m.

**II. ROLL CALL**

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

**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**

Secretary Veleber read the call of public hearing for each application.

**1. Special Permit Application**

**Rondo's Realty LLC**

**1721 Highland Avenue &**

**1704 Reihnard Road**

**Expanded Parking Facilities**

**(revised from previously approved**

**3,300 S.F. addition in 2016)**

**PH 7/10/17**

**PH 9/25/17**

**MAD 11/29/17**

Town Planner Volker commented on the letter received from Mr. Carson, OCC Group, regarding this application. He advised that the applicant has requested there be two phases to this project. Phase One would be commencement of construction of the pergola and expanded parking facilities. Phase Two, construction of the proposed building addition and associated parking, was withdrawn and will be resubmitted.

Dave Carson, OCC Group, represented the applicant. Mr. Carson explained the application would be divided into two phases. First phase is expansion of the parking lot out to Reinhard Road and installation of the pergola. The second phase with the building addition will be submitted upon receipt of the architect's final plans. The applicant wants to install the pergola; roses have been planted for spring flowering; and work will start on the parking lot. The existing house will be torn down to go forward with the parking lot.

Mr. Voelker read comments from the Cheshire Fire Department date 7/14/17 and Regional Water Authority dated 7/26/17 into the record.

Mr. Dawson stated his understanding of the applicant taking down the building, coming off Reinhard Road, and making parking in that area.

Mr. Veleber asked about this meaning another means of ingress and egress for the property and this successful business. He commented on the difficulty getting in and out at the present time, and this plan being a great way to help with traffic flow, and more parking spaces. He asked about the horizontal parking at the current entrance, and if this would remain.

The Commission was informed by Mr. Carson that this parking is not on the plans, and these spots are not counted in the parking spaces on the plans.

It was stated by Mr. Dawson that these spaces are good for elderly and handicapped patrons.

Mr. Natale asked about the existing building being taken down, the deeper grade than the existing lot, and the slope.

There are two parking lots off Reinhard Road; there are two levels; and on the plans Mr. Carson pointed out the upper lot which is on grade with the existing lot. The grade is the same as Reinhard Road, with no filling requirements.

Mr. Natale talked about the New Haven Register article on the restaurant, with an entrance coming off Highland Avenue.

The Commission was told by Mr. Carson that the article was incorrect in that statement. In response to a question from Mr. Todisco about the number of parking spaces, he said it is about 60 increase in spaces.

With regard to the grade levels, Mr. Todisco asked where the grade would be lower.

On the plans, Mr. Carson pointed out the lower grade; Reinhard Road is a 5% slope; the site is on grade at the entrance to Reinhard Road; and the lower parking lot will grade up. There is a building in the middle where the island is located.

Mr. Todisco asked if this building is in the middle of the parking lot.

Mr. Carson replied there is a parking lot on the lower level and upper level, but not to the new entrance.

Mr. Todisco asked about an increase in the impervious surface.

According to Mr. Carson said there is an increase and improvement in the impervious surfaces; there is an underground detention system in that lot which was over-designed to allow for the increase in impervious surfaces.

Ms. Strollo commented on being impressed with the new parking lot plan.

Mr. Veleber asked for clarification at the point at which you go from the existing parking lot to the new lot as being the highest point of the parking lot.

On the plans, Mr. Carson pointed out the highest point, at the center. There is grading about a foot and a half.

Mr. Veleber said the right hand parking lot is a little higher than the other side.

Mr. Carson said that is right; there is a 8 to 10 foot slope.

THE PUBLIC HEARING WAS CLOSED AT 7:43 P.M.

## **VI. ADJOURNMENT**

MOTION by Mr. Veleber; seconded by Mr. Kardaras.

MOVED to adjourn the public hearing at 7:43 p.m.

VOTE           The motion passed unanimously by those present.

Attest:

---

Marilyn W. Milton, Clerk