

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING/PUBLIC HEARING HELD ON MONDAY, NOVEMBER 27, 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, Edward Gaudio, John Kardaras, Gil Linder, Louis Todisco.

Alternate – Jeff Natale

Absent: Vincent Lentini and Alternates Jon Fischer and Jim Jinks

Staff: Suzanne Simone, Environmental Planner

Guest: Town Council Liaison Timothy Slocum

**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.

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|----|---|---|
| 1. | <b>Waiver Request of Section 25.5 Subsection 9 and 11 for Earth Removal, Filling, or Regrading (Waiver Request 25.3.2)<br/><u>Cheshire Medical Associates LLC</u><br/>266 and 292 South Main Street</b> | <b>PH 10/24/17<br/>PH 11/13/17<br/>PH 11/27/17<br/>MAD 01/31/18</b> |
| 2. | <b>Earth Removal, Filling or Regrading Permit<br/><u>Cheshire Medical Associates LLC</u><br/>266 and 292 South Main Street</b>  | <b>PH 10/24/17<br/>PH 11/13/17<br/>PH 11/17/17<br/>MAD 01/31/18</b> |
| 3. | <b>Combined application for Zone Change to and Approval as a Special Development District (S.D.D.) and Approval of Special Design Project<br/><u>Cheshire Medical Associates LLC</u></b>                | <b>PH 10/24/17<br/>PH 11/13/17<br/>PH 11/27/17<br/>MAD 01/31/18</b> |

**266 and 292 South Main Street  
Cheshire Medical Office Building**

Ms. Simone read comments into the record as follows:

LADA P.C. dated 11/16/17  
Cheshire Police Department, dated 11/11/17  
Cheshire Fire Department, dated 11/17/17  
Regional Water Authority, dated 11/20/17

Ms. Simone informed the Commission that The Beautification Committee accepted the landscaping plans for the project as presented.

Attorney Anthony Fazzone, Two Towne Center, Cheshire CT 06410, represented the applicant. This is a continuation of the October 24<sup>th</sup> public hearing, and Mr. Fazzone stated the site plan is revised along with details with respect to the architecture and traffic. There are significant changes to the application due to arrangements for acquisition of the 7-11 parcel immediately to the north of the subject property. Discussions between the applicant and 7-11 property owner about possible sale of the 7-11 parcel started about one year ago, and arrangements have been made on the sale of the parcel.

The Commission was informed by Mr. Fazzone that the proposed tenant/sponsor wants to put in an imaging center which must be installed on the ground floor level of the building. The parking garage level space will now be an imaging center space. The loss of parking spaces will be made up, and there will be additional parking on the 7-11 side of the property.

Drainage Report – this report must be reviewed by the Inland Wetlands and Watercourses Commission (IWW). The original plan was reviewed by IWW with determination of no formal application being necessary. With the new plan there must be further determination due to the inclusion of the 7-11 site. The draft report is expected to be completed this week, and IWW will review the application at its meeting on December 5<sup>th</sup>. It is expected the drainage report, calculations and design will show no difference to the runoff from the site than the original report without the 7-11 property. The Town Engineer will review the report and inform the Commission.

Attorney Fazzone said the applicant will be requesting continuation of the public hearing to December 11, 2017, and will provide a written request to the Planning Department. With acquisition of the 7-11 property, Mr. Fazzone stated the S.D.D. and Earth Removal requests are withdrawn, and retaining walls are no longer necessary.

The RWA has been notified, as required, because the properties are over the South Cheshire Aquifer. Responses were read into the record.

Phil Doyle, Land Planner, stated that he and Kevin Clark put together the site plan. Information about the availability of additional land came forward after the first public hearing. The applicant chose to make amendments going through the process after consultation with the Town Planner. Last week the revised plans were submitted to the Planning and Zoning Commission and IWW (grading, drainage, landscaping and data information). At the December public hearing, Mr. Doyle said lighting plans and materials plan will be in the packet; erosion control plan and modified architecture are already included.

Change to the building is primarily in the basement, lower level that was devoted to parking, with lobby and mechanical rooms. The tenant wants to occupy this space with an imaging center on the ground floor, with one-half of the original parking spaces.

Plan SL-9 – revised site plan, planting plan showing plantings, drainage structure, the building well within 266-292 parcels; addition of 7-11 to the north (100 ft. wide) which enables maintaining driveway access on the south side of the property; north side (7-11) is a small building with in and out driveway; at this location the applicant proposes to have exit lane.

Mr. Doyle advised that DOT representative Mr. Campbell suggested a one way out at the 7-11 site.

Parking - There are 170 total parking spaces; 10 will be deferred; 21 spaces inside the building (as in the original proposal); lower section will become storage area; balance of the space will become the imaging center.

Sidewalk and Handicapped Parking - There is a sidewalk proposed along the frontage to the rear of the site (pointed out by Mr. Doyle on the plans), including parking areas. With regard to CPD comments about handicapped parking spaces, there will be two (2) in the lower lobby area, two (2) on the inside, and three (3) at the entrance doors. CPD will receive the updated plans.

Landscaping – The Beautification Committee had positive response to the plans; there will be more replanting of the property than is required; 42 White Spruce trees (8-10 feet high) and hedges; 150 shrubs/hedge will be planted along the property line with Old Towne HOA; all existing trees will be maintained.

Setbacks and Lot Coverage – the building meets all the existing setback requirements. Lot coverage is 17.5%; S.D.D. requirements no longer need to be met with new plans; the building meets all the lot coverages for C-1 and C-2 zones.

Erosion Controls – there will be temporary sediment tracks on the site. The applicant is working on the drainage out through a pipe and onto the Dunkin Donuts property. This will be presented to IWW.

Earth Work – a permit is needed due to extension of the site to the north; 2000+ yards of earth will be cut and taken off site; grade will be matched along the upper property line and rear property line; a 3-4 foot retaining wall will be along the edge of the Dunkin Donut property.

On the plans, Mr. Doyle pointed out the locations of the ten (10) deferred parking spaces.

Mr. Natale asked about the exit only, and if there is a cement barrier forcing people to turn right.

The Commission was told by Mr. Doyle that the traffic engineer will answer that question. There will be a full 6 inch curb at the subject site, and he noted 680 South Main building has 3-4 inch roll curb, which people can drive over.

John Manners, Architect, Casle Corporation, briefly reviewed the company's experience in building medical facilities. Casle Corp. has built over 2M sq.ft. of medical spaces. With changing technology, the need for flexibility, the minimum height is 14 feet. The change from the original plan is the imaging center are the garage level. The center is located in the lower level due to the heavy weight of the equipment, and it makes sense for the center to be on grade. There needs to be flexibility in moving equipment in and out of the building, and there is no provision in the plans for medical equipment in a trailer.

Mr. Manners displayed an array of photographs of Cheshire buildings throughout the town, noting the pitched roofs for larger buildings, color within the local architecture (grays and browns), character of the neighborhood, gables and residential forms. He said the proposed building will blend in with its gray block façade, forms within the character of the neighborhood for larger buildings, reduction in scale of the front of the building, with the building 100 feet from the edge of the pavement. The building will have an arcade before the entrance door, residential forms to break up the visual length of the building, large overhang (3 feet) for the pitched roof on the top of the building, decorative brackets, adequate fascia, hip roof form on the corners, backside roofs are all hip roofs, parking on the southeast side of the building. The back of the building is broken up with major slots (20' wide) between two forms, and hip roof all around the back of the building. Materials for the front arcade are split faced block (gray), and the arcade will be coverage for people getting in and out of cars, and waiting for rides. The door shown in the middle of the plans could be moved.

Building Height – Mr. Manners reviewed the 680 South Main Street and the subject medical building. The "Midstate" building is just under 38 feet high; rooftop equipment is 5 feet; roof to grade it is 48.5 feet. The proposed medical building, grade to the top of the roof, is 52.5 feet. Both buildings are two stories in front and three stories in the rear. The proposed building is a steel frame building. The building will be under the

management group of Casle Corporation. It was explained by Mr. Manners the Midstate building is a Class A office building, and the proposed building is specifically a medical office building that needs two more feet than Midstate, floor to floor. The proposed building will be 4 feet to 6 feet higher than the 680 Midstate building. With elimination of the pitched roofs the building would be closer to the height regulations. The pitched roofs are more in character with Cheshire. There is a large flat roof area for HVAC equipment.

With the proposed building the applicant is doing some strategic plantings as recommended by the Beautification Committee, and the 7-11 land gives more scale to the building. Mr. Doyle stated there will be planting material at the street to insure car bumpers are screened. The applicant looked at the downtown area, historic district, and presented plans to include the historic understanding of the neighborhood.

Regarding the Old Towne residents, Mr. Veleber asked about trees being planted and seen by the residents.

Photographs were taken of the Old Towne tennis court and pool complex, and Mr. Doyle displayed them for the Commissioners. In the winter, with dense plantings and hedges, the proposed building can be slightly seen. In the summer the building cannot be seen. There have been meetings with the Old Towne HOA Board, and the area will be heavily screened, hedges increased, large 10 foot Spruce trees planted (that grow 1.5 feet annually after first 10 years). The photographs will be submitted for the record.

Traffic Study – Michael Galante, Managing Principal, Frederick P. Clark Associates, presented information on the traffic access and impact study.

Internally, all aisles are 24 feet wide; all are two way access; cars can access the entire site.

Aerial photograph of the subject property was displayed and is in the study report.

Traffic Volumes – 24,000 vehicles travel South Main Street, Route 10 each day, north and south; peak hours are 7 a.m. to 8 a.m. with highest traffic volume; 4:45 p.m. to 5:45 p.m. are afternoon peak hours; these are typical commuter peak volumes; Cheshire High School peak hours are 7:05 a.m. to 7:25 a.m. and 2:05 p.m. to 2:35 p.m. The trips in and out of the 7-11 site were removed from the volume report.

Figure #5 in the report is the graph which illustrates the peak traffic volume times.

Information in the report on site traffic generation is based on the Institute of Transportation Engineers (ITE) standards.

For the proposed medical building, traffic volume will be 122 cars in the a.m. and 182 cars in the p.m. hours, and this includes staff and everyone that goes in and out.

Figure #9 shows the distribution of the traffic, 50/50 flow north and south.

Table 6B – is an analysis of the effect of the peak hours, with standard A to D.

Cars exiting the site will have a delay; there is no requirement to modify the intersection or traffic signaling.

Accident Data 2014-2016 – there were nine (9) accidents at the south intersection and fourteen (14) at the north intersection; accidents were related to commuter traffic going towards the high school, and were rear-end collisions.

With regard to internal traffic, Mr. Linder cited his questions and concerns for people exiting the property near the right turn only exit. He asked about posting signage on the property to alert drivers that they can drive through the site to make a left turn onto the main road.

This is a good suggestion and Mr. Galante said it will be discussed with the applicant.

The distance between Lanyon Drive and the traffic light is more than several hundred feet, and Mr. Galante will get the exact number for the file.

Mr. Galante informed the Commission that all signage will be in place on the day the medical building is opened.

The timing of the lights and traffic pattern was raised by Mr. Natale, who also asked about DOT taking care of these issues.

According to Mr. Galante there have been no discussions with DOT about timing of lights and traffic patterns. The applicant can discuss these issues with DOT for coordination of traffic signals and report back to the Commission.

Attorney Fazzone will forward a letter to the Commission on extension of the public hearing. He informed the Commission that letters were sent to property owners within 500 feet of every corner of the subject property.

Mr. Veleber asked if there was feedback from the Old Towne HOA about the application.

The latest plans were sent to the Old Towne HOA, and Mr. Doyle advised there have been no recent meetings since acquisition of the 7-11 site.

#### PUBLIC COMMENTS AND QUESTIONS

John Ricci, 680 South Main Street, Cheshire CT, talked about the comparisons made between 680 and the proposed medical building. The 680 parking lot has 127 parking spots for a 30,000 sq.ft. building. The proposed building is 51,000 sq.ft. with 180

proposed parking spaces. Mr. Ricci questioned the accuracy of these numbers. Mr. Ricci also asked how this large building works with monitoring wells which must be done twice a year.

Attorney Fazzone stated there was a presentation at the first public hearing on the contamination and remediation of the subject property. There is a comprehensive report in the record. For the parking requirements there was a change due to the zone text change which dealt with medical office buildings, and the parking computations comply with this regulation. The applicant is not requesting, as part of the S.D.D., any waiver of parking.

Mr. Strollo commented on the proposed building having one medical use, and 680 South Main being a multi-use building.

It was stated by Mr. Doyle that the two buildings are similar, and the difference is in the width of the buildings. 680 is a narrower building, 45 to 50 feet deep. The proposed building is 100 feet deep, so the difference is in the thickness of the building.

Regarding monitoring wells, Mr. Doyle said this was all in the report from the first public hearing and is part of the record. The site is rendered clean; it must continue to be monitored; new monitoring wells will be installed; the process has been ongoing for a long time; and the site meets all DEEP standards.

Timothy Slocum, 1285 Lilac Court, questioned the scale of the proposed building compared to others in the area. He said 55,00 sq.ft. is a large building; Town Hall is less than this size; and this is a significant building for the site. He asked about the comparison to the Stop & Shop building.

In response, Mr. Doyle stated the Stop & Shop building is 64,000 sq.ft. footprint; the second floor is for management and break rooms; the ground coverage is three times larger than the proposed building; it is 20% to 30% larger in total mass. The largest building in the center of town is the Town Hall, and the proposed building will be 10,000 sq.ft. larger than Town Hall.

There were no further questions or comments.

THE PUBLIC HEARING WAS CONTINUED TO DECEMBER 11, 2017.

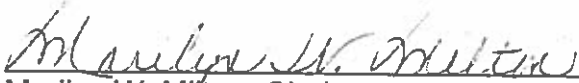
## **V. ADJOURNMENT**

MOTION by Mr. Kardaras; seconded by Mr. Natale.

MOVED to adjourn the public hearing at 9:01 p.m.

VOTE      The motion passed unanimously by those present.

Attest:

  
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Marilyn W. Milton, Clerk

Respectfully submitted,

Earl J. Kurtz, III, Secretary Pro Tem  
Cheshire Planning and Zoning Commission

