

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, JANUARY 8, 2018 IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

Earl J. Kurtz III, Chairman; Sean Stollo, Vice Chairman; Members: S. Woody Dawson, John Kardaras, Vincent Lentini, Gil Linder, Jeff Natale, Louis Todisco.

Absent: Edward Gaudio

Alternates: Robert Brucato and Robert Anderson

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Mr. Kurtz called the special meeting to order at 8:01 p.m.

Mr. Brucato was the alternate for the meeting.

II. ROLL CALL

The Clerk called the roll.

III. DETERMINATION OF QUORUM

Following roll call a quorum was determined to be present.

IV. PLEDGE OF ALLEGIANCE

They group Pledged Allegiance to the Flag.

V. ACCEPTANCE OF MINUTES – Public Hearing 12/11/17 and Regular Meeting 12/11/17

MOTION by Mr. Stollo; seconded by Mr. Natale.

MOVED to approve and accept the minutes of the Public Hearing of 12/11/17 and Special Meeting of 12/11/17 subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

VII. UNFINISHED BUSINESS

Chairman Kurtz moved agenda item #5 to current status.

5. **Site Plan Application**
Connecticut Light & Power d/b/a
Eversource Energy
(Agent Frank Melluzzo)
705 West Johnson Avenue
3,000 S.F. Addition

MAD 3/13/18

Ryan McEvoy, P.E. Milone and MacBroom LLC, represented the applicant.

Mr. McEvoy stated the property is located at 705 West Johnson Avenue, and is a large sized property. He displayed a photo rendering of the property. The focus of the application is the south central part of the site...the automobile and vehicle service area. The applicant wants to expand the building (light brown on the photo) with an addition of 3,000 sq.ft. (dark brown), with three more service bays for vehicles. The current utilities that serve the building will remain in place. Floor drains to separators will remain in use. A gate surrounds the parking area to the east to protect outdoor equipment. The proposal is a minor activity on a fully developed property. Cheshire Fire Department and Engineering Department had no concerns with the proposed addition, and IWW determined a permit is not required. The building addition conforms to all the zoning regulations in the I-2 zone. The total lot size is +10 acres.

Mr. Voelker advised that all of the buildings combined will comply with lot configurations regulations.

MOTION by Mr. Strollo; seconded by Mr. Lentini.

MOVED that the Cheshire Planning and Zoning Commission finds that the applicant has satisfied the zoning regulations for construction of a 3,000 square foot addition as shown on plans entitled "Eversource Service Garage, 705 West Johnson Avenue, Cheshire CT" dated November 28, 2017 and hereby approves this application.

VOTE The motion passed unanimously by those present.

Note – Mr. Dawson and Mr. Brucato were ineligible to act on the Cheshire Medical Associates LLC applications.

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| 1. Earth Removal, Filling or Regrading Permit | PH 10/24/17 |
| <u>Cheshire Medical Associates LLC</u> | PH 11/13/17 |
| 266 and 292 South Main Street | PH 11/17/17 |
| | PH 12/11/17 |
| | MAD 02/14/18 |

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

MOVED that the Cheshire Planning and Zoning Commission find that the proposed regrading of 254, 266 and 292 South Main Street as shown on the plans entitled "Grading Plan Cheshire Medical Office Building, 254, 266 and 292 South Main Street Cheshire CT Scale: 1"=20' Date: 8/25/17 and revised through 12/07/17 Drawing L-3 are consistent with the requirements set forth in Section 24 (Earth Removal, Filling and

Regrading) of the Cheshire Zoning Regulations and hereby approve this application conditioned upon the following:

1. Satisfaction of comments from the Department of Public Works and Engineering dated October 16, 2017 and December 4, 2017.
2. Satisfaction of comments submitted by the Regional Water Authority Dated October 23, 2017 and November 20, 2017.

Discussion

Mr. Linder stated he was absent from the last meeting, but has familiarized himself with the record through the minutes and video of the meeting.

As a point of order, Mr. Todisco stated the Commission should vote first on the S.D.D. motion...as it could be approving regrading and not approve the project. The first action of the Commission should be to vote on the overall project.

MOTION by Mr. Todisco; seconded by Mr. Stollo.

MOVED to table the motion on the floor.

VOTE The motion passed unanimously by those present.

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| 2. Combined application for Zone Change to and Approval as a Special Development District (S.D.D.) and Approval of Special Design Project | PH 10/24/17 |
| | PH 11/13/17 |
| | PH 11/27/17 |
| | PH 12/11/17 |
| <u>Cheshire Medical Associates LLC</u> | MAD 02/14/18 |
| 266 and 292 South Main Street | |
| Cheshire Medical Office Building | |

MOTION by Mr. Stollo; seconded by Mr. Todisco.

MOVED that the Planning and Zoning Commission approve the combined application for a Zone Change to and Approval as a Special Development District (S.D.D.) and Approval of Special Design Project of Cheshire Medical Associates, LLC for properties located at 266 and 292 South Main Street (Assessor's Plate 64 Lots No. 250 and at 252) and at 254 South Main Street (Assessor's Plate 64 Lot No. 253) including the proposed S.D.D. Special Regulations, as shown on maps and plans listed below, for the following reasons:

(a copy of the detailed motion is attached to these minutes).

Discussion

Received 12/11/17

MOTION: That the Planning and Zoning Commission approve the combined application for a Zone Change to and Approval as a Special Development District (S.D.D.) and Approval of Special Design Project of Cheshire Medical Associates, LLC for properties located at 266 and 292 South Main Street (Assessor's Plate 64 Lots No. 250 and 252) and at 254 South Main Street (Assessor's Plate 64 Lot No. 253) including the proposed S.D.D. Special Regulations, as shown on maps and plans listed below, for the following reasons:

1. The properties located at 254, 266 and 292 South Main Street are all located within the Special Development District as shown on a map entitled "Generalized Location Special Development District" on Page 7 of the Commercial Chapter, Plan of Development Adopted August 25, 1975, Effective September 1, 1975 and more particularly described in Section 45.2 of the Town of Cheshire Zoning Regulations.
2. The proposed S.D.D. Special Regulations will permit the development of the two vacant lots at 266 and 292 South Main Street, the importance of which is discussed at page 4 of the 2016 Town of Cheshire Plan of Conservation and Development.
3. The proposed S.D.D. Special Regulation: a) modifying the maximum slope requirement in the parking area from 3% to 5% recognizes existing site conditions, allows for minimum grading conforming to neighboring properties and will provide necessary parking for the Special Development Project, and b) modifying the maximum building height from forty (40) feet to fifty-five (55) feet encourages investment and economic activity in the Town Center and will serve to maintain the economic health of the properties which are the subject of this application, all as discussed at page 4 of the Town of Cheshire Plan of Conservation and Development.
4. This application is consistent with the Town's Plan of Conservation and Development.
5. The application meets the goals of Section 45.1 (Special Development District) of the Cheshire Zoning Regulations
6. The Commission also finds that the applicant has met the standards set forth in Section 45.6 of the Cheshire Zoning Regulations that lists specific Standards and Findings of the Special Development District Regulations.

Maps and Plans:

1. Proposed Zoning Map, Cheshire Medical Office Building, 254, 266 & 292 South Main Street, Cheshire, CT dated 4/18/16 Revised through 11/03/17.
2. The sheet entitled "Cover", Cheshire Medical Office Building, 254, 266 & 292 South Main Street, Cheshire, CT dated 8/25/17 Revised through 12/07/17 including all plans listed on the Drawing List Sheet Numbers L-1 through L-14, S-2 through S-4 and A-1 through A-2.1, respectively revised through the dates shown on the sheet entitled "Cover".
3. Existing Conditions Survey Prepared for Cheshire Medical Associates 266 & 292 South Main Street, Cheshire, Connecticut November 15, 2016 Scale 1"=20' Revised through November 14, 2017 by Harry E. Cole & Son.

Conditions:

The applicant shall comply with the recommendations of the following departments and agencies:

1. Town of Cheshire Fire Department dated December 11, 2017 and November 17, 2017.
2. Town of Cheshire Police Department dated November 11, 2017.
3. Town of Cheshire Department of Public Works and Engineering dated October 16, 2017 and December 4, 2017.
4. South Central Connecticut Regional Water Authority dated October 23, 2017 and November 20, 2017.

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VIII. NEW BUSINESS

- 1. Waiver Request of Section 25.5 Subsection 9
For earth removal, filling or regrading
(Waiver Request 25.3.2)
Kurtz Realty LLC
1621 and 1631 Peck Lane
SET FOR PUBLIC HEARING ON JANUARY 22, 2018**

- 2. Earth Removal, Filling, or Regrading Permit
Kurtz Realty LLC
1621 and 1631 Peck Lane
SET FOR PUBLIC HEARING ON JANUARY 22, 2018**

IX. ADJOURNMENT

MOTION by Mr. Linder; seconded by Mr. Mr. Kardaras

MOVED to adjourn the public hearing at 8:27 p.m.

VOTE The motion passed unanimously by those present.

Attest:



Marilyn W. Milton, Clerk