

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION REGULAR MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, APRIL 23, 2018, IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

Earl J. Kurtz III, Chairman; Members: John Kardaras, Gil Linder, Jeff Natale, Louis Todisco.

Alternates: Robert Brucato, Robert Anderson

Absent: S. Woody Dawson, Edward Gaudio, Sean Strollo and Alternate Donald Walsh.

Staff: Suzanne Simone, Environmental Planner; Fire Chief Jack Casner

I. CALL TO ORDER

Mr. Kurtz called the regular meeting to order at 7:42 p.m.

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 3/26/18 and Regular Meeting 3/26/18

MOTION by Mr. Linder; seconded by Mr. Natale

MOVED to approve the minutes of the Public Hearing of 3/26/18 and Regular Meeting of 3/26/18 subject to corrections, deletions, additions.

Corrections: P.H. 3/26/18 – correction to spelling of Mr. “Noewatne”; Regular Meeting 3/26/18 correction to spelling of Mr. “Brucato” (on motions).

VOTE The motion passed unanimously by those present.

VI. COMMUNICATIONS

- 1. Letter from David Santopietro dated 3/15/18
Re: Renewal of In-Law apartment 2701 Scott Road.**

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

MOVED that the Planning and Zoning Commission grants a five-year extension of the approval for the in-law apartment property located at 2071 Scott Road, Asessor’s Map No. 32, Lot No. 9 in an R-80 zone.

With the following stipulations:

1. All previous stipulations shall remain in effect.
2. This approval shall expire on April 23, 2023. The applicant may request an extension of the permit by providing the Commission with a notarized statement verifying that the use of the in-law apartment complies with the regulations and that the resident of the in-law apartment qualifies under these regulations.

VOTE The motion passed unanimously by those present.

VIII. UNFINISHED BUSINESS

1. **Special Permit Application** **P.H. 4/23/18**
George Noewatne, Dept. of Public Works **MAD 6/27/18**
559 South Main Street (Youth Center)
To install an emergency generator.

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

MOVED that the Cheshire Planning and Zoning Commission finds that the proposal to install an emergency generator to support the Cheshire Youth Center as shown on plans provided by the Town Engineer is consistent with the Cheshire Zoning Regulations and hereby approves this application.

VOTE The motion passed unanimously by those present.

VIII. NEW BUSINESS

1. **Site Plan Application** **MAD 6/26/18**
JP Morgan Chase Bank N.A.
944 South Main Street
Proposed Freestanding Chase Bank with
Remote Drive-thru facilities.

Ms. Simone read the following comments into the record:

Inland Wetlands & Watercourses Commission (IWW) dated 4/18/18 permit granted with stipulations.

Cheshire Police Department (Traffic Control) dated 4/19/18

Town Engineering Department dated 4/12/18

Regional Water Authority (RWA) dated 4/17/18.

Jennifer M. Porter, Attorney for the applicant, briefly reviewed the application. The site is an existing vacant Chinese restaurant; the existing building will be demolished; and a 2,970 sq.ft. bank building will be constructed. The property is in a C-3 zone; the bank is permitted under the regulations; there have been many meetings with Town professional staff (Town Planner, Town Engineer, Cheshire Fire and Police Department); all comments have been incorporated into the plans. The applicant is working with the current property owner and adjacent property owner on finalizing the easement and executing this document. The application received IWW approval.

Matthew DeWitt, P.E. reviewed the application. The site is a former restaurant; it has 30 parking spaces; the bank is proposing 19 parking spaces with two accessible stalls; there is maintenance of the existing traffic patterns, curb cuts; and for the ATM service cars drive around the back and bypass lane. There will be full demolition of the existing building; a new building will be built, 2970 sq.ft. in size, 26 ½ ft. high; and complying with all regulations.

Landscaping – there will be all new landscaping throughout the site...to include Maple Trees, shrubs, perennials.

Lighting – LED lighting, shoebox lighting, reduction of glare and impacts on surrounding area; the LED lighting is for the bank and parking lot.

Mr. Natale asked about entering and exiting off Route 10, the ATM in the back, and going through the Rite Aid parking lot where there is a light...and if this was correct.

Mr. DeWitt said it was correct. Cars will go through the curb cut and go out through Rite Aid.

Regarding the "easement", Mr. Kurtz asked if the applicant has this already or if it is still being worked out.

According to Ms. Porter, the easement has been agreed upon by both parties, and is in the process of being executed.

Mr. Brucato asked for the temperature of the LED lights.

Mr. DeWitt said the temperature is 3000 degrees.

A question was asked by Mr. Kurtz about sharing the parking lot with Rite Aid, and if there is a way to go out without using Rite Aid lot.

There is no option and Mr. DeWitt said the lanes narrow. The ATM is one way in and one way out; people can go into the branch by parking after coming off Route 10.

Marc Petrero, P.E. Project Manager, is the engineering consultant for the Chase Bank project. He reviewed the traffic analysis with change from the restaurant use to the bank use, and said there would not be a significant amount of traffic generated. The proposed element will reduce the number of trips in the peak a.m. hours, increase traffic in the p.m. hours by 21 trips, total entering and exiting the site. This is one trip every three minutes during peak hours. Saturday trips = 29, one trip every two minutes.

This development will have "primary", "internal" and "by-pass" trips.

Primary trip – people leave their house and drive directly to the bank and back home.

By-Pass Trip – people are out, coming home from work, and before going home stop at the bank.

Internal Trip – people using Rite Aid and then come over to the bank. There is already traffic on the road. These trips were not included in the analysis, and this number is conservative. With many bank transactions done through technology, there is a reduction in traffic, but this information was not included in the traffic analysis.

ATM – The queuing is three (3) cars and the by-pass. Cars can go around and into the bank to complete transactions. It is anticipated two (2) cars during peak hours.

The issue of traffic from Rite Aid was raised by Mr. Brucato.

This traffic is not included in the analysis, and Mr. Petrero said with someone using both the bank and Rite Aid would result in less trips in the analysis.

Mr. Natale pointed out that people could park at the bank, use the bank, and walk over to Rite Aid.

On the plans, Mr. Petrero pointed out one way to the edge of the island, making a left turn into the bank, for 24 ATM service.

Chairman Kurtz commented on the aerial map. He asked about there being two ways in and using Rite Aid as the way out, and it making sense to offer in and out.

Mr. Petrero said this is done to maintain current conditions on the parking lot on the property.

For a person coming to both Rite Aid and the bank, Mr. Todisco commented on this being a dual purpose trip...and this not being counted in the traffic analysis.

This is called an internal trip and Mr. Petrero said it is one vehicle using both facilities, and it is not included in the analysis.

In the traffic report, Mr. Todisco noted that one part says 29+ trips in the peak hours. He questioned the one person going to the bank and Rite Aid as not being included in the trip analysis.

Mr. Petrero said that person would already be there at Rite Aid.

Being conservative, Mr. Todisco said it means how many trips there are, and it would be more trips.

The number is conservative and Mr. Petrero said the 29 internal trips would be 18 or 26/27, and would reduce the primary volumes.

Mr. Anderson stated the traffic study looks like the number of cars going in are double, particularly peak weekday and Saturday hours. The numbers are 31 to 61 weekdays; 35 to 78 on Saturdays; and asked about traffic doubling.

In reply, Mr. Petrero said this does not include by-pass volumes, as these cars are already on the road. The volumes stated are all the volumes seen.

Mr. Anderson asked about the comparison to current traffic.

There is by-pass for the restaurant and Mr. Petrero said the bank will have a reduction in the amount of trips. With this type of use...bank...there is by-pass volumes, not many new trips, and primary trips are new trips.

Stephen McGrane, Architect, displayed the rendering of the exterior building for Commissioner's review. The design maintains the historical/industrial architectural tradition of the Town. The building will have a cast stone base, limestone foundation, brick material, paint, trim and asphalt. This is a 26 ½ foot high structure; it has a hollow roof area behind the top peak for HVAC equipment; there are blue metal finish awnings on first floor windows; the building has height and mass with arched dormer on the entrance; the building is 62 ft. wide, 47 ft. deep, and 26½ ft. high.

Signage – the building will have one (1) sign on the front, facing South Main Street; it is 36.9 sq. ft. and 3% overall, as allowed in the regulations. There is one free standing monument sign proposed "Chase Bank", and the one wall sign. In addition to the building is the drive-up ATM stand alone canopy and kiosk structure. It has a gray metal foundation; signage for the ATM is 5.6 sq.ft. (for letters) and 3.9 sq.ft. for logo on top of the structure.

MOTION by Mr. Kardaras; seconded by Mr. Todisco.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposal to construct a new bank as shown on plans entitled "Site Plan Approval for CHASE, Proposed Chase Bank, Cheshire South Main Street, 944 South Main Street, Town of

Cheshire, New Haven County, Connecticut 06410", dated March 28, 2018 are consistent with Section 41, (Site Plans) of the Cheshire Zoning Regulations, and hereby approves this application conditioned upon compliance with the following:

1. Comments from the Cheshire Police Department dated April 19, 2018,
2. Comments from the Cheshire Fire Department dated April 19, 2018.
3. Comments from the Regional Water Authority dated April 17, 2018.
4. Comments from the Town Engineer dated April 12, 2018.

Discussion

Mr. Kardaras commented on it being nice to see a new brick building being constructed in Town.

Chairman Kurtz agreed with this statement, and is pleased with this development proposal.

VOTE The motion passed unanimously by those present.

2. **Special Permit Application**
 Jill Newman
 816 Bardon Court
 In-law Apartment existing (missed deadline to renew)
 SET FOR PUBLIC HEARING ON MAY 14, 2018
3. **Waiver Request of Section 25.5.5**
 Subsection 9; For Earth Removal,
 Filling or Regrading
 (Waiver request 25.3.2)
 CK 300 E. Johnson Ave. LLC
 300 East Johnson Avenue
 SET FOR MAY 14, 2018
4. **Earth Removal, Filling or Regrading Permit**
 CK 300 E. Johnson Avenue LLC
 300 East Johnson Avenue
 SET FOR MAY 14, 2018
5. **Special Permit Application**
 CK 300 E. Johnson Avenue LLC
 300 East Johnson Avenue
 Grading to develop a laydown area for plants.
 SET FOR MAY 14, 2018
6. **Zone Text Petition Application**
 Planning and Zoning Commission

**To amend Section 45B Interchange Special
Development District of the Cheshire
Zoning Regulations
Proposed elimination of the minimum
acreage requirement.
PUBLIC HEARING JUNE 11, 2018**

- 7. Zone Text Petition Application
Planning and Zoning Commission
To amend Section 48 Interchange Zone
Of the Cheshire Zoning Regulations
Proposed to eliminate the 10 acre requirement
In favor of a 3-acre minimum.
PUBLIC HEARING JUNE 11, 2018**

8. TABLED APPLICATIONS

- a. Zone Text Petition Application
Planning and Zoning Commission
To amend Section 32, Schedule B
Dimensional Requirements, Minimum
Lot Width, Street Line Setback, and
Rear Line Setbacks.
PUBLIC HEARING MAY 14, 2018**

IV. ADJOURNMENT

MOTION by Mr. Kardaras; seconded by Mr. Todisco

MOVED to adjourn the meeting at 8:22 p.m.

VOTE The motion passed unanimously by those present.

Attest:



Marilyn W. Milton, Clerk