MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, JUNE 11, 2018, IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

<u>Present</u>

Earl J. Kurtz III, Chairman; Gil Linder, Secretary; Members: Matthew Bowman,

S. Woody Dawson, Jeff Natale, Louis Todisco.

Alternates: Robert Anderson, Robert Brucato, Donald Walsh

Absent: Sean Strollo, Edward Gaudio, John Kardaras

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Mr. Kurtz called the special meeting to order at 7:47 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.

Mr. Anderson, Mr. Brucato and Mr. Walsh were the alternate members for the special meeting.

V. ACCEPTANCE OF MINUTES – REGULAR MEETING 5/29/18

MOTION by Mr. Dawson; seconded by Mr. Brucato.

MOVED to approve and accept the minutes of the regular meeting of 5/29/18 subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

VI. COMMUNICATIONS

Letter from Linda and Peter Deme dated May 10, 2018, RE: In-Law Apartment Renewal – 725 Yalesville Road.

MOTION by Mr. Dawson; seconded by Mr. Brucato.

MOVED that the Planning and Zoning Commission grant a five-year extension of the approval for the in-law apartment, property located at 725 Yalesville Road, with the following stipulations:

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- 1. All previous stipulations shall remain in effect.
- 2. This approval shall expire on June 11, 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 qualified under these regulations.

VOTE The motion passed unanimously by those present.

VII. UNFINISHED BUSINESS

Site Plan Application
 <u>Macy's Corporate Services, Inc.</u>
 475 Knotter Drive
 Rehabilitation of existing paved parking lots
 And driveways and gravel to paved lot to the
 South of the warehouse.

MAD 8/14/18

Ryan McEvoy, P.E. Milone & MacBroom, represented the applicant. On the plans he pointed out Knotter Drive, and the large overall 75 acre site. Much of the site is undeveloped and encumbers The Ten Mile River and wetlands. The applicant plans to rehabilitate the 30 year old parking area, with some changes to the coverage and grade. There will be a significant amount of construction activity. The plans show the dirt area to the south of the distribution center, and a small section to the north. In the larger area (dark gray) is the existing gravel parking lot where trailer storage occurs. The applicant will pursue the reconstruction of a formal paved parking lot. On the north side of the building, a smaller area (pointed out on the plans) there are some drainage problems, and it will be graded up. The area to the south is about an acre in size; it drains to the south towards the wetlands; the applicant proposes to direct all proposed impervious surfaces to a shallow rain garden on the south side of the parking area which will catch the runoff from the parking extension area.

Mr. McEvoy noted the applicant received comments from the Engineering Department and Fire Department with no exceptions to the proposal. The application received IWW approval in May. DEEP comments have been received since the site is located in the Ten Mile River Corridor. There are known species of special concern in this area (Eastern Box Turtles, Wood Turtles and Eastern Ribbon Snakes). The DEEP recommendations to protect these species are included in the site plan (page SP-2). The applicant will abide by the DEEP recommendations. Use in the gravel area will remain the same. About 40 trailers can be parked in the back area.

MOTION by Mr. Dawson; seconded by Mr. Brucato.

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MOVED that the Cheshire Planning and Zoning Commission finds that the proposed amendments to the parking area as shown on plans entitled "Macy's Pavement Rehabilitation, 475 Knotter Drive, Cheshire CT" dated March 28, 2018 are consistent with the standards set forth in Section 41 (Site Plans) of the Cheshire Zoning Regulations and hereby approves this application conditioned upon compliance with the recommendations of the CT DEEP dated April 20, 2018.

VOTE The motion passed unanimously by those present.

2. Zone Text Petition Application PH 6/11/18
Planning and Zoning Commission
To amend Section 45B Interchange Special
Development District of the Cheshire Zoning
Regulations
Proposed elimination of the minimum acreage requirement,

MOTION by Mr. Dawson; seconded by Mr. Natale.

MOVED that the Cheshire Planning and Zoning Commission finds that the acreage requirement in the Interchange Special Development District is an unnecessary constraint on the planning and development of projects within this district and is an impairment to potential grand list growth at the I-691/Route 10 interchange and hereby repeals this requirement. The Commission also finds that this amendment is not in conflict with the 2016 Plan of Conservation and Development.

Discussion

Mr. Todisco stated this matter has been vetted by the Commissioners at POCD meetings, and is a sensible change to the regulations.

Mr. Dawson stated these regulation changes are good for the Town, and more applications will be coming forward. He commented on the good job done by everyone on vetting these regulation changes.

VOTE The motion passed unanimously by those present.

3. Zone Text Petition Application PH 6/11/18
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, in Sections 48.2a,b,and c,
In the Dimensional Reguirements and adding to
Section 48.5.1 g) Parking Lot.

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MOTION by Mr. Dawson; seconded by Mr. Brucato

MOVED that the Cheshire Planning and Zoning Commission finds that the minimum 10 acre lot area requirement in the Interchange Zone is excessive and does not reflect current market needs and hereby reduces it to 3 acres. The Commission also requires that parking lots in the Interchange Zone be designed in accordance with an Access Management strategy as described in new Section 48.5.2g of the Cheshire Zoning Regulations. The Commission finds that these amendments are not in conflict with the 2016 Cheshire Plan of Conservation and Development.

<u>Discussion</u>

Mr. Todisco stated these changes have been discussed and vetted by the Commissioners at POCD meetings.

Chairman Kurtz stated these changes will be better for the Town.

VOTE The motion passed unanimously by those present.

VIII. NEW BUSINESS

Special Permit Application
 Steven Bullock
 3 Dover Court
 In-Law Apartment
 Set for public hearing on June 25, 2018.

IX. ADJOURNMENT

MOTION by Mr. Walsh; seconded by Mr. Dawson.

MOVED to adjourn the special meeting at 8:00 p.m.

VOTE The motion passed unanimously by those present.

Attest:	
Marilvn W. Milton, Clerk	