

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION PUBLIC HEARING HELD ON MONDAY, JULY 9, 2018, AT 7:30 P.M. IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

Earl J. Kurtz, Chairman; Gil Linder, Secretary; Members: Matthew Bowman, S. Woody Dawson, John Kardaras, Jeff Natale, Louis Todisco.

Alternates: Robert Anderson, Robert Brucato, Donald Walsh

Absent: Edward Guadio and Sean Strollo

Staff: William Voelker, Town Planner

**I. CALL TO ORDER**

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

Chairman Kurtz read the emergency public service notice.

**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**

The group Pledged Allegiance to the Flag.

Secretary Linder read the call of public hearing for the applications.

Mr. Bowman and Mr. Kurtz stated they familiarized themselves with the record of the applications and are able to take action.

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|---|-------------------|
| <b>1. Special Permit Application</b>          | <b>PH 6/11/18</b> |
| <b><u>James A. Fazzone Developers LLC</u></b> | <b>PH 6/25/18</b> |
| <b>Highland Avenue</b>                        | <b>PH 7/9/18</b>  |
| <b>Self-Storage Facility</b>                  | <b>PH 9/12/18</b> |

Attorney Anthony Fazzone, Two Town Center, Cheshire CT represented the applicant. This application is for a climate controlled self storage facility, with entrance off Reinhard Road and Highland Avenue. It was the subject of a public hearing on June 25<sup>th</sup>, and held open pending the application before the IWW. The application received IWW approval. Revised plans comply with the Engineering Department and Cheshire Fire Department comments.

Mr. Fazzone distributed additional photographs to Commissioners not present at the last public hearing.

Town Planner Voelker read comments from The Beautification Committee, dated 7/15/18, into the record, and Cheshire Fire Department comments dated 6/22/18 into the record.

Mr. Voelker informed the Commission that he met with Attorney Fazzone and his client, James Fazzone, and plans were revised in accordance with comments received.

Attorney Fazzone stated CFD wanted access to the front of the building. The applicant has no problem with compliance with this request, and has put in a turn-around for fire trucks to leave the site.

THE PUBLIC HEARING WAS CLOSED.

**2. Special Permit Application**  
**Nosal Builders Inc.**  
**85 Fieldstone Court**  
**Construction of an approximate 5,000SF**  
**Addition to existing industrial warehouse**

**PH 7/9/18**  
**MAD 9/12/18**

Darin Overton, P.E. Milone & MacBroom represented the applicant. He displayed the plan and explained that there was an original application in 2016 (light blue highlights). The subject application is for a 5,000 SF addition in the back of the existing building. The site is 6.1 acres in an I-2 Zone. Mr. Overton pointed out wetlands on the property. The application came before IWW, and it was determined a permit was not needed. The 5,000 SF addition will be in the southwest corner of the property. The site, under existing conditions and as developed, drains towards the west. The developed portion of the site drains to the storm water basin. Under proposed addition, the roof will drain into the collection system, and there are no changes in runoff. On the plans, the gray color is all the paved area, and the building is going into an area already paved. There are no changes in storm water management, and the plan is designed to serve current impervious surfaces on the side and addition. The building is served with public water and sewer with no changes in flows with the additional use. There is a simple erosion control plan with the area of development having a silt fence and hay bales and controls on the storm water basin.

Mr. Overton cited a letter from Stericycle Inc. dated 6/18/18 which was read into the record by Town Planner Voelker.

Mr. Brucato asked about the type of waste at the facility.

Gregory S. Muller, Transportation Manager, Stericycle Inc. addressed the Commission on the addition to be used as a medical waste transfer operation. He explained the process. A smaller vehicle picks up the medical waste from a medical facility (hospital,

clinic, doctor's office); the waste is packaged in a regulated storage container; it is moved into a large tractor trailer on the site; and then brought to the medical waste disposal facility.

Bill Nolton further explained the process. The building has a security alarm system. The waste is picked up at a customer's location in fully packed containers; package is fully bar coded; it goes through the computer for tracking of the containers; tractor trucks are filled up with containers from the smaller trucks. Mr. Nolton said some waste must be refrigerated, but is quickly moved out within 24 hours. The facility can still store waste up to 7 days per Connecticut permit. There are DOT requirements for packaging of medical waste, and the facility meets DOT compliance. Objects that are sharp (i.e. needles) go into containers/carts/racks under DOT requirements; packages into the facility are never opened under DOT requirements. There are no dates on the containers; there are no radio-active materials picked up; there will be a radiation monitor on site.

Mr. Todisco asked about waste kept on site for up to a year.

In response, Mr. Nolton said this would be waste from a dental office, materials from x-rays, little pieces of lead foil. This is considered waste material and sent to the recycling company in a container.

A question on the current recycling waste at the facility was raised by Mr. Anderson.

Mr. Nolton explained the current waste is paper, shredding, baling and transporting to a recycling facility.

Mr. Anderson asked if there is a big need for this type of facility, and why the company is going from paper to medical waste, putting both businesses under one roof.

With the new addition there will be one door between the two buildings, and Mr. Nolton said the medical waste area is 5,000 SF. The paper/shredding operation remains in its current location.

Chairman Kurtz asked why the two operations are separated, and if this comes under any regulations.

Mr. Todisco asked about security, the medical waste area being locked overnight, and standards in place for this type of storage.

Mr. Brucato asked about the property being fenced in and how much of the waste is liquid.

The Commission was told by Mr. Nolton that the property is not fenced in; trailers are located in a secured area; there is an alarm system and cameras on the buildings; there is no liquid waste; for DOT purposes this is a solid waste facility; the majority of the materials are stored in locked trailer trucks.

Mr. Brucato asked about burning and disposal of medical waste.

There is no burning on site, and Mr. Nolton further explained that the material is picked up and taken to the disposal facilities. There are two such facilities...one in Rhode Island and one in upstate New York. His firm, Stericycle, is the largest company in the country. Mr. Nolton is unaware of a situation where things have broken and problems with waste.

Mr. Voelker read Cheshire Fire Department comments dated 7/9/18 into the record.

THE PUBLIC HEARING WAS CLOSED.

## **VI. ADJOURNMENT**

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

MOVED to adjourn the public hearing at 8:00 p.m.

VOTE The motion passed unanimously by those present.

Attest:

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MARILYN W. MILTON, CLERK