

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, JULY 9, 2018, 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 meeting to order at 8:01 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.

Chairman Kurtz stated that Mr. Anderson and Mr. Brucato would be the alternates for the first two applications; Mr. Walsh and Mr. Brucato would be alternates for the other applications.

Mr. Bowman and Mr. Kurtz stated they are familiar with the applications from minutes and records, and are able to take action.

V. ACCEPTANCE OF MINUTES – Public Hearing 6/25/18 and Regular Meeting 6/25/18

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

MOVED to accept and approve the minutes of the Public Hearing of 6/25/18 and Regular Meeting of 6/25/18 subject to corrections, additions, deletions.

Correction – Public Hearing 6/25/18, page 2, should read “Mr. Todisco” stated...

VOTE The motion passed unanimously by those present.

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| 1. Special Permit Application
<u>James A. Fazzone Developers LLC</u>
Highland Avenue
Self-Storage Facility | PH 6/11/18
PH 6/25/18
PH 7/9/18
PH 9/12/18 |
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MOTION by Mr. Dawson; seconded by Mr. Kardaras.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposal to construct a 55,000 S.F. storage facility with footprint of 18,325 S.F. at 1670 Reinhard Road as shown on plans entitled "A Storage Facility, Climate Controlled, 1670 Reinhard Road, Cheshire CT" revised through June 18, 2018, is consistent with the standards set forth within the Cheshire Zoning Regulations, and hereby approves this application. The application is conditioned upon compliance with comments from the Cheshire Fire Department dated June 22, 2018.

VOTE The motion passed unanimously by those present.

Chairman Kurtz moved agenda item #4 to current status on the agenda.

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| 4. Special Permit Application
<u>Nosal Builders Inc.</u>
85 Fieldstone Court
Construction of an approximate 5,000SF
Addition to existing industrial warehouse | PH 7/9/18
MAD 9/12/18 |
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MOTION by Mr. Dawson; seconded by Mr. Kardaras.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposal to construct a 5,000 S.F. addition for the operation of a medical waste transfer facility is consistent with the standards set forth within the Cheshire Zoning Regulations, and hereby approves this application. The application is conditioned upon compliance with comments from the Cheshire Fire Department dated July 9, 2018.

VOTE The motion passed unanimously by those present.

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| 2. Special Permit Application
<u>Rondo's Realty LLC</u>
1721 Highland Avenue
To expand restaurant facility | MAD 8/28/18 |
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David Carson, OCC Group Inc., represented the Applicant, Rondo's Realty LLC. Mr. Carson stated that a year ago plans were submitted for expansion of the restaurant and parking lot. At that time there was insufficient architectural plans to move forward with the restaurant expansion, and the parking lot expansion was approved. In the past

year the applicant has engaged with a team of architects, interior designers and builders and is proposing a building addition slightly different from the prior proposal. The major difference is the outdoor patio areas moved to the north side of the building. On the plans, Mr. Carson pointed out the proposed addition, proposed patio on the north side, existing patio to be turned into an entry court to the existing and new facility. The site will be losing 11 parking spaces along the north side, but an entire parking bay, adjacent to the two approved parking bays, will be added. Total parking spaces will be 111, which is +42 above what is required by the regulations.

Mr. Carson reviewed the storm water management system under the new proposal. It has been revised pursuant to the Engineering Department review. The oil/water/grit separator will increase in size to 1,250 gpd before discharging into the drainage system on Reinhard Road. In the north end the applicant has tripled the size of the detention system for the entire roof and patio areas.

Technical changes were cited by Mr. Carson, including parking reconfiguration, relocation of handicapped accessible parking spaces in the first row, immediately adjacent to the two crosswalks. Current parking in the driveway will be eliminated; handicapped parking will provide access to the front of the building; there will be handicapped access of the entry court into the main dining room, ramp and building addition. A portion of the patio will be covered and on grade with the floor elevation of the addition. The upper terrace and lower terrace will have handicapped access. The entire facility will be handicapped accessible.

Mr. Carson displayed a new rendering of the facility with the new elevations. The upper is the front of the building to Route 10; the lower is the north elevation, looking across the patio area into the addition. The plans are similar to those of a year ago; they have been fine-tuned for the interior of the building. Mr. Carson said the overall presentation of the building and patio areas are a tremendous benefit to Cheshire and landscaping will continue with a full time landscaper on staff.

Town Planner Voelker read Cheshire Fire Department comments dated 7/9/18 into the record. The major CFD concern is the Reinhard Road access which must be there prior to opening of the building. Additional parking is part of the current application approval.

Mr. Voelker read The Beautification Commission comments dated 7/5/18 into the record.

Mr. Walsh asked about the main entrance from the courtyard and other entrances from the back or side bar area.

Mr. Carson said there is no rear entrance and the existing access will meet fire code. He pointed out the access points on the plans, noting the existing bar area may be used for private events.

MOTION by Mr. Kardaras; seconded by Mr. Dawson.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposal to construct a 4,500 S.F. restaurant addition at 1721 Highland Avenue as shown on plans entitled "Site Development Plans for Viron Rondo Osteria Showing Proposed Building Addition with Expanded Parking Facilities" revised through June 15, 2018 are consistent with the requirements of the Cheshire Zoning Regulations, and hereby approves this application. This approval is conditioned upon compliance with comments from the Cheshire Fire Department dated July 9, 2018.

VOTE The motion passed unanimously by those present.

(Mr. Bowman left the meeting at 8:20 p.m.). Mr. Anderson, Mr. Brucato, Mr. Walsh served as alternates for the remainder of the meeting.

3. Special Permit Application
J&A Enterprises LLC
1322 Waterbury Road
Proposed 7,350 S.F. building
Industrial Warehouse

MAD 8/28/18

John Mazzella, 1265 Marion Road, presented his proposal to construct a 7,350 S.F. motor vehicle repair facility at his business location 1322 Waterbury Road. The plan is to expand his business for truck and RV repair, and the building will accommodate the business expansion.

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

Mr. Mazzella explained the new building will be similar to the current building on the property – a steel frame structure, concrete slab, radiant heat, and it will be able to handle truck repairs in the winter season.

A question was asked by Mr. Todisco about more people being needed to do this repair work, and how many would be employed.

Mr. Mazzella said he expects to hire more people. He currently has six (6) people working in the shop; three (3) administrative people; and plans on four (4) more people needed for the additional work to be done. He is taking his business to the next level.

The Commission was informed by Mr. Voelker that this is a C-2 Zone special permit. The use has long been established and the applicant is expanding his motor vehicle repair business.

MOTION by Mr. Kardaras; seconded by Mr. Brucato.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposal to construct a 7,350 S.F. motor vehicle repair facility at 1322 Waterbury Road, as shown on plans entitled "Site Plan Prepared for J&A Enterprises, 1322 Waterbury Road" dated June 21, 2018 are consistent with the standards set forth within the Cheshire Zoning Regulations, and hereby approves this application. This approval is conditioned upon compliance with comments from the Cheshire Fire Department dated July 9, 2018.

VOTE The motion passed unanimously by those present.

5. **TABLED APPLICATIONS**

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| a. | Special Permit Application | PH 7/23/18 |
| | <u>Dr. Joshua Mederios-Parks & Recreation</u> | MAD 9/26/18 |
| | 559 South Main Street | |
| | To operate a seasonal farmers market | |
| | PUBLIC HEARING SET FOR 7/23/18 | |

Mr. Voelker informed the Commission of another application – The Storage Facility at Cheshire High School – which will be a single application on the agenda of the special meeting to be held on **Monday, July 30, 2018**.

PZC will hold a POCD meeting on **Wednesday, July 11, 2103** at 7:30 p.m. in Town Hall, Room 207-209.

VII. **ADJOURNMENT**

MOTION by Mr. Dawson; seconded by Mr. Kardaras.

MOVED to adjourn the special meeting at 8:40 p.m.

VOTE The motion passed unanimously by those present.

Attest:

MARILYN W. MILTON, CLERK