

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION PUBLIC HEARING HELD ON MONDAY, FEBRUARY 25, 2019, AT 7:30 P.M. IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

Earl J. Kurtz, Jr., Chairman; Sean Stollo, Vice Chairman; Jeff Natale, Secretary;  
Members: Robert Brucato, S. Woody Dawson, John Kardaras, Gil Linder, Louis Todisco  
Alternates: Robert Anderson, Tom Selmont and Donald Walsh  
Absent: Matthew Bowman  
Staff: William Voelker, Town Planner; Gerald Sitko, Economic Development Coordinator.  
Guest: David Pelletier, Chairman, Economic Development Commission

**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. Mr. Anderson was the alternate member for this 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. BUSINESS**

Secretary Natale read the public hearing legal notice into the record.

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|---|---------------------|
| <b>1. Special Permit Application</b>                    | <b>PH 01/28/19</b>  |
| <b><u>Royal Vision Management &amp; Investments</u></b> | <b>PH 02/11/19</b>  |
| <b>831 South Main Street</b>                            | <b>PH 02/25/19</b>  |
| <b>Conversion from Motor Vehicle repair use to</b>      | <b>MAD 05/01/19</b> |
| <b>Retail use and parking improvements.</b>             |                     |

Ryan McEvoy, P.E. Milone & MacBroom of Cheshire CT, represented the applicant.

Mr. McEvoy reviewed information from the prior public hearing. This application is for a special permit to convert an existing gas station service garage to a convenience store. The Commission had questions about the appearance of the exterior modifications to the building. The applicant's architect produced a colored rendering to the Commission. The three (3) bay doors will be removed; they will be replaced with glass panes; there will be improvements to the color of the building; and The Beautification

Committee (TBC) approved the application as submitted.

Town Planner Voelker read the TBC approval into the record of the meeting.

Mr. Brucato asked if chillers would be added to the building.

Mr. McEvoy said “no.”

Regarding the design rendering, Mr. Brucato said the building looks longer than the original submission.

According to Mr. McEvoy the building will not change.

Mr. Natale asked about the submitted rendering being the colors for the building, if the sides of the building will have the same paint scheme, the brick work, and if there will be a canopy.

The Commission was told by Mr. McEvoy that the paint for the building will be the same color as the façade, and there is no change in the structure.

Mr. Todisco asked about the part of the building being all windows, and any signage on these windows.

The garage bays will be replaced with all windows, and Mr. McEvoy said the same décor will be on the lower level of the building. For signage, the applicant will comply with the sign regulations, which is approved at the staff level.

Mr. Voelker pointed out that staff made it clear that the windows cannot be filled with signage. He noted that there was discussion with the applicant about continuation of stone décor across the east wall of the building.

Mr. McEvoy said the three sides of the building will have stoned décor, which was not part of the original plan. The owner is willing to carry it around the building.

It was stated by Mr. Dawson that the rear of the building can be seen coming down Route 10 and the side street, and he asked about décor of the rear of the structure.

Mr. McEvoy noted there has been no discussion with the owner about the back of the building.

The roof lines and possible hip line were questioned by Mr. Brucato.

Mr. McEvoy replied there have been no discussions with the architect about the roof.

Chairman Kurtz stated this is an existing building and addition to the roof lines on an existing building is questionable.

Mr. Voelker stated the Commission is better off letting the applicant do what they have proposed, as this is an existing building.

This is the center of town with all buildings being nicely done and Mr. Dawson said this is the opportunity for the Commission to make this building look like others in the area and keep with the character of Cheshire. He commented on the lack of engineering stamping on the plans and responses to questions; the opportunity to do something now; this area being the gateway to this part of town; and knowing the planned signage for the building. He commented on the TBC having no authority; PZC being the authority on this application; and his not voting in favor of the application as now submitted.

Mr. McEvoy noted this is a non-conforming structure with respect to setbacks.

The lighting and any proposed changes was raised by Mr. Brucato.

There are no changes to the lighting on the site, and Mr. McEvoy said the applicant plans to maintain the existing lighting.

The issue of a private convenience store and no confirmed affiliation with a gas company was raised by Mr. Linder.

Mr. McEvoy reported the owner maintains gas stations across the state with various gas companies. He is unsure which gas company will be the vendor for this site, or how the applicant intends to market the property.

Mr. Voelker advised no signs have been proposed, and signage is usually decided when the design is done...it is too early for signage. He said this is an independent convenience store with a gas station, but is not under any particular brand at this time.

Chairman Kurtz stated the applicant is restricted to all signage regulations.

Mr. Linder stated his agreement with Mr. Dawson's comments. This is a bland architectural design, and he said there are regulations for businesses to be compatible with the neighborhood.

Section 41 of the Special Permit regulations was read into the record by Mr. Voelker.

Mr. Linder further stated this convenience store is in a critical part of town, needing more Commission discussion about the architecture. He noted he came on the Commission after the CVS and McDonald's applications in this area of town, and would have opposed both applications. With the subject site across from Bovano's and an

historical house, Mr. Linder said the design should be nicer with architecture lending itself to the area.

This application is 75%, and Mr. Natale wants more information.

On the front door area, Mr. Strollo asked about a tapered handicapped access.

Mr. Ryan stated there will be handicapped access at the front of the building.

### PUBLIC COMMENTS AND QUESTIONS

Tim Slocum, Lilac Drive, past member of the PZC, read a prepared statement into the record on the subject application. This corner at RT 42 and So. Main Street is known as Richards Corner, an important south end commercial area. Mr. Slocum believes in the business owner's ability to make a profit in town, the adage it takes money to make money, rewards of one's investment, and former owners operating and maintaining a good business at this location. He noted there is opportunity to improve the location, make changes to roof lines and do other decorative appointments, with a new appearance being a brand builder for the owner. This will be a small investment for the owner, could go a long way for the owner and residents who travel past this site daily. The C.J. Sparrow business put a hip roof on the building without large expense.

Based on the testimony, Mr. McEvoy said the applicant would grant an extension for more architectural design to the meeting of March 11, 2019.

Mr. Dawson talked about the architectural items pointed out, going north and seeing the back of this building, and the opportunity to clean up this site. This is a special approval application with the applicant working with the Commission on items that are not expensive. He wants a better rendering of the building.

Kathy Devlin, 61 Lanyon Drive, commended the Commissioners for speaking about this project, and not putting in something to take up space. She noted the properties across the street (Bovano's and 801 South Main) are up for sale and affected by the subject property.

Stating support of Mr. Dawson's comments, Mr. Brucato read Section 40.7 into the record. He wants a nicer roof line than what the current rendering is showing.

Mr. Anderson also supports the statements made, and noted the importance of a building in this area of town. This is a special permit and given the site location it is important to see more things to bring the building up to the harmony of the surrounding area.

Chairman Kurtz accepted the extension approval of the applicant, and continued the public hearing to March 11, 2019.

**VI. ADJOURNMENT**

MOTION by Mr. Natale; seconded by Mr. Strollo.

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