

APPLICATION FOR A SPECIAL PERMIT

RECEIVED
Town of Cheshire
NOV 16 2020
Planning Dept.

Pursuant to the Zoning Regulations of the Town of Cheshire, as amended, the undersigned makes application for a Special Permit for the property described below:

STREET ADDRESS 687 South Main Street

*APPROX. NO. OF ACRES 0.689 ZONE R-20A
(*See attached checklist for over 5 acres)

ASSESSOR'S MAP NO. (s) 71 LOT NO. (s) 32

 ORIGINAL

APPLICABLE SECTION(S) OF ZONING REGULATION Section 43.8

DESCRIPTION OF PROJECT/INTENDED USE _____

Planned Residential Infill Development consisting of 7 townhouse style units

with associated access drives and utilities

The following items, as required by Section 40.2, are attached (unless waived by the Planning and Zoning Commission:

- (1) 6 copies of a Site Plan, drawn to a scale of not more than 100 feet to the inch, showing existing and proposed grade contours, property lines, the names and addresses of all abutting owners including those across any street determined from the Assessor's records, building, structures, signs, outdoor illumination, streets, driveways, off-street parking and loading spaces, outside storage areas, water courses, storm drainage, sewage disposal facilities, and water supply facilities. State law requires certain information to be complied and certified by licensed professionals.
- (2) 6 copies of preliminary architectural plans of all proposed buildings, structure and signs, including general exterior elevations, perspective drawings and generalized floor plans and including drawings for proposed signs.
- (3) 6 copies of a detailed landscaping plan drawn to a scale of not more than one inch equals one hundred feet, including a plot plan showing: the name and planting size of trees and shrubs, basic contours lawn areas, natural terrain not to be disturbed, and magnetic north. In addition, such plan shall include a planting key listing trees and shrubs with planting size.
- (4) Sanitation Certificate accompanied by Engineer's Report, WPCA approval, or Feasibility letter.

(Over)

(5) Check, made payable to "Collector, Town of Cheshire", in full payment of fee -
\$ 410.00 paid

BASE FEE: Residential \$235.00* plus \$175.00 Public Hearing Fee: \$ 410.00
Business \$360.00* plus \$175.00 Public Hearing Fee: \$ 535.00

+ Additions or new buildings of 5,000 sq. ft. or greater shall add an additional fee of \$.05 per sq. ft. of entire building.

*(Includes \$60.00 State of Connecticut fee)

(6) In order to facilitate the filing of your approval on the Cheshire Land Records, based on Public Act 75-317 of the Connecticut General Statutes, the following information is required: The volume and page number of the deed to your property as it is filed on the Cheshire Land Records.

VOLUME(s) 2973 PAGE NO.(s) 258

APPLICATIONS FOR SPECIAL PERMITS WHICH PROPOSE TO CONDUCT NONRESIDENTIAL USES IN RESIDENTIAL DISTRICTS, the following submission (7) is also required:

(7) An affidavit, at least ten (10) days before the hearing, stating that notification has been sent to all abutting property owners (including those across the street). The affidavit shall confirm that the notice was mailed at least fifteen (15) days prior to the hearing and shall list the names, property addresses and mailing addresses, if different from property addresses. Notification to property owners shall be in the form of letter or postcard and shall specify the date, time, and place of the public hearing.

ALL APPLICANT'S--PLEASE COMPLETE THE FOLLOWING:

Applicant's Name 687 South Main, LLC

(Print or Type)
Applicant's Address 986 South Main Street, Cheshire, CT 06410

Applicant's Signature John G. Ricci

Telephone Number (203) 272-4323 E-Mail mail@ricciconstructiongroup.com

Owner's Name 687 South Main, LLC

(Print or Type)
Owner's Signature John G. Ricci John G. Ricci

Agent, if other than applicant to be contacted with regard to this application:

Name Milone and MacBroom, Inc. c/o John Milone

Address 99 Realty Drive, Cheshire, CT 06410

Telephone Number (203) 271-1773 E-Mail mail@ricciconstructiongroup.com

This application must be filed in the Planning Office at least seven (7) days prior to the regular Planning & Zoning Commission meeting date.

Disclaimer: Additional information may be required, please contact the Planning office for complete application packets

WATER SUPPLY AND SANITATION CERTIFICATE (To be Completed by Applicant)

NAME OF DEVELOPMENT OR PROJECT: Proposed Residential Infill Development

STREET ADDRESS: 687 South Main Street

APPROX. NO. OF ACRES 0.689 ZONE R-20A NO. OF LOTS 1

SOURCE OF WATER SUPPLY:

Public Water Supply X
Community Well _____
Individual Wells _____

METHOD OF DISPOSAL OF SANITARY WASTE:

Connect to Public Sanitary Sewer System X
Project is Located in Class _____ District _____
Report by Water Pollution Control Authority Attached _____

Install Dry Sanitary Sewers for Future Connection
and On-site Sub-Surface _____

Sanitary Disposal Systems for Immediate Short-term Use _____
Install On-Site Sub-surface Sanitary Disposal
System for Long-term Use _____

NAME OF APPLICANT: 687 South Main, LLC

(Print or Type)

SIGNATURE OF APPLICANT: John G. Ricci

NAME OF OWNER: 687 South Main, LLC

(Print or Type)

SIGNATURE OF OWNER: John G. Ricci

SANITATION CERTIFICATE

I have reviewed the plans for the above project with regard to on-site sewage disposal and have received the following information from a Qualified Connecticut Registered Engineer:

- 1. Results of Percolation Tests _____
- 2. Log of Strata Holes _____
- 3. Results of Rock Probes _____
- 4. Other _____

It is my opinion that:

Sanitarian, Chesprocott Health District

Date

This certificate relates only to the feasibility of an on-site disposal system based on information submitted by the applicant's engineer. It does not constitute approval of the design or location of such a system, which must be submitted to Chesprocott Health District after approval of project by the Planning & Zoning Commission.

Date Received by Commission Staff: _____

Date Accepted by Planning & Zoning Commission: _____

TOWN OF CHESHIRE

APPLICATION CHECKLIST PLEASE INITIAL EACH ONCE COMPLETED

1. MD Completed application – including owner’s signature(s) as recorded on land records.
2. MD Check made payable to “Collector, Town of Cheshire”
3. MD Six (6) sets of plans.
4. MD Sanitation Certificate **approved** by Chesprocott **or** Letter of Feasibility **MUST BE SUBMITTED WITH YOUR APPLICATION.**
5. N/A Waiver requests if applicable on subdivisions – include the hardship and/or reason for waiver.
6. N/A Enhanced Notice if applicable.
7. MD Notification to the CT Dept. of Public Health if located within a public water supply aquifer protection area or watershed area.

THE FOLLOWING IS A CHECK LIST TO ENSURE THAT ALL NECESSARY INFORMATION HAS BEEN FILED WITH THE PLANNING OFFICE:

	PLEASE CHECK ONE	
	<u>YES</u>	<u>NO</u>
1. Is the property or properties located in the Aquifer Protection Zone?	(x)	()
If "yes", is the proposed use a regulated activity? (Use involving hazardous materials) (if "yes", contact the Planning Office)	()	(x)
2. Is the property located in the public water supply watershed area?	(x)	()
If "yes", has a watershed notification been sent to the RWA?	(x)	()
3. Are there any wetlands or watercourses on the property or properties?	()	(x)
If "Yes", has an Inland Wetlands/Watercourses permit been filed? – Must be submitted to Inland Wetland & Watercourse Commission prior to filing with the Planning and Zoning Commission.	()	()
If "No", include a statement on the Site Plan.		
4. Are variances required?	()	(x)
5. Is the property located within a public water supply watershed area?(Map located in the Planning Office) (If yes, notification is required to the CT Dept. of Public Health per Public Act 06-53)	(x)	()

***Advisory Notice to Applicants:**

Applicants are hereby advised that The State of Connecticut Department of Energy and Environmental Protection (DEEP) requires that areas of proposed disturbance of 5 acres or more must apply to the CT DEEP for "General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities". Prior to initiating any development activities it is the Permittee's responsibility to ascertain if they are subject to the general permit requirements.

For further information, please contact DEEP:
https://www.ct.gov/deep/lib/deep/permits_and_licenses/water_discharge_general_permits/storm_construct_gp.pdf

By signing this checklist, I hereby acknowledge full responsibility that the information provided is true and accurate.

John St. Louis
 Applicant's Signature

11/12/2020
 Date

Watershed or Aquifer Area Project Notification Form

REQUIREMENT:

Within seven days of filing, all applicants before a municipal Zoning Commission, Planning and Zoning Commission, Zoning Board of Appeals or Inland Wetlands Commission for any project located within a public water supply aquifer or watershed area are required by Public Act No. 06-53 of the CT General Statutes to notify The Commissioner of Public Health and the project area Water Company of the proposed project by providing the following information.

To determine if your project falls within a public water supply aquifer or watershed area visit the appropriate town hall and look at their *Public Drinking Water Source Protection Areas* map. If your project falls completely within or contain any part of a public water supply aquifer or watershed you are required to complete the following information.

Note: You will need information obtained from the *Public Drinking Water Source Protection Areas* map located in the appropriate town hall to complete this form.

Step 1: Have you already notified the CT Department of Public Health (CTDPH) of this project?

- No, Go to Step 2
- Yes, I have notified DPH under a different project name - Complete steps 4-6
- Yes, same name different year - Notification Year _____ Complete steps 4-6

Step 2:

1. Name of public water supply aquifer your project lies within: A-120 South Cheshire
2. Name of the public water supply watershed your project lies within: REGIONAL WATER AUTHOR
3. Public Water Supply Identification number (PWSID) for the water utility: CT 0930011

Step 3: For 1-5 Check all that apply

1. My project is proposing:

- Industrial use; Commercial use; Agricultural use; Residential use;
- Recreational use; Transportation improvements; Institutional (school, hospital, nursing home, etc.);
- Quarry/Mining; Zone Change, Please Describe: _____
- Other, Please describe: _____

2. The total acreage of my project is:

- Less than or equal to 5 acres Greater than 5 acres

3. My project site contains, abuts or is within 50 feet of a:

- Wetland; Stream; River; Pond or Lake N/A



4. Existing use of my project site is:

Grassland/meadow; Forested; Agricultural; Transportation; Institutional (school, hospital, nursing home, etc.); Residential; Commercial; Industrial; Recreational; Quarry/Mining

Other Please Describe: Vacant lot w/ existing concrete structure (old gas station)

5. My project will utilize:

septic system; existing public sewer; new public sewer; agricultural waste facility;

existing private well; new private well; existing public water supply;

new public water supply, if new have you applied for a certificate of public convenience and necessity from DPH? Yes No

6. My project will contain this percentage of built up area (buildings, parking, road/driveway, pool): Less than or equal to 20% Greater than 20% to 50% Greater than 50%

Step 4 Applicants Contact Information:

Name: John Ricci

E-mail address: mail@ricciconstructiongroup.com

Telephone: 203-272-4323

Fax number: 203-272-9414

Step 5: Please provide the following if available:

Project name: Proposed Residential Infill Development

Project site address: 687 South Main Street

Town: Cheshire

Project site nearest intersection: South Main Street and Higgins Road

Project site latitude and longitude: 41.485316, -72.906143

E-mail completed form to dph.swpmail@ct.gov





MEMORANDUM
TOWN OF CHESHIRE

84 SOUTH MAIN STREET, CHESHIRE, CONNECTICUT 06410
(203) 271-6670 Telephone (203) 271-6688 FAX

I, the undersigned Jan McAllister delivered to the Planning

Office on the date as stamped
application(s):

RECEIVED
Town of Cheshire

the following

NOV 16 2020

Planning Dept.

APPLICANT: 687 S. main LLC

1 INFILL - 687 S. main St.

2 Drainage / maps

3.

4.

5.

6.

7.

8.

9.

Original: Planning/Wetlands File

Copy: Applicant



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