

**AGENDA  
REGULAR MEETING  
TOWN BEAUTIFICATION COMMITTEE  
WEDNESDAY, JANUARY 6, 2021 AT 4:30 P.M.**

**VIRTUAL MEETING**

This meeting can be viewed live at  
[youtube.com/c/CheshireChannel14](https://www.youtube.com/c/CheshireChannel14) or on Channel 14

Public comments can be made virtually via [zoom.us/my/townofcheshire](https://zoom.us/my/townofcheshire),  
via email at [Comments@cheshirect.org](mailto:Comments@cheshirect.org),  
and by voice message prior to the meeting at 203 271-6638.

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. DETERMINATION OF QUORUM**
- IV. PLEDGE OF ALLEGIANCE**
- V. APPROVAL OF MINUTES** – Regular Meeting – December 2, 2020
- VI. COMMUNICATIONS**
- VII. BUSINESS**
  - A. Special Permit Review  
Nosal Properties of South Main Street, LLC  
944 South Main Street  
Coffee shop with drive thru
  - B. Holiday Decorations
  - C. Staff Report
- VIII. ADJOURNMENT**

**MINUTES  
TOWN BEAUTIFICATION COMMITTEE  
DECEMBER 2, 2020  
CHESHIRE TOWN HALL  
VIRTUAL MEETING**

**PRESENT:** Bonaminio, Archibald, Presnick-Lyon, Meyerjack, Fischer, Colacrai, Dillman and Jinks (Council Liaison)

**STAFF:** Gerald L. Sitko, Economic Development Coordinator

**CALL TO ORDER**

Chairman Bonaminio called the meeting to order at 8:01 a.m.

**ROLL CALL AND DETERMINATION OF QUORUM**

A quorum was determined.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**APPROVAL OF MINUTES**

A motion was made by Ms. Fischer to approve the minutes of the October 7, 2020 meeting as amended. The motion was seconded by Ms. Presnick-Lyon. All were in favor. The correction to be made was to delete the sentence that Mr. Bonaminio said he felt that planting shrubs is not a good idea.

**APPROVAL OF MEETING DATES**

A motion was made by Ms. Archibald and seconded by Ms. Presnick-Lyon to approve the TBC meeting dates for 2021 and the sign subcommittee meeting dates for 2021. All were in favor.

## COMMUNICATIONS

There were no communications.

## BUSINESS

### 1. Site Plan Review

John Ricci  
687 South Main Street  
Planned Residential Infill Development  
(7 Townhouse Style Units)

Mr. Nick Kavadas of Milone & MacBroom presented the landscaping plan to the committee. Mr. Kavadas said they were implementing a layered residential style landscape. Included would be a mix of evergreens and shade trees. There would also be seasonal flowering shrubs and ornamental grasses. A single row of Arborvitae would be planted on the west side while mixed evergreens and shade trees on the north and south. The plan is to present a multi-seasonal look. He showed the committee renderings from the architect. The question of garages arose and Mr. Kavadas said there would be garages. He also said that parking for visitors would be in front of the garages. Mr. Kavadas was also asked about the exit from the apartments. He said the entrance and exit will be off Higgins Road. Mr. Bonaminio said the landscaping plan looked good then asked about the close proximity of the driveway leading to the buildings. He was told there was plenty of room.

Ms. Dillman asked about planting the Arborvitae. She said deer like them and wondered if the plants would be eaten but was assured that they should be deer resistant. Mr. Kavadas said that deer like Emerald Green Arborvitae but planting Green Giant Arborvitae should solve the problem.

Ms. Colacrai asked when building would start and was told that it should be in the spring. She then asked about remediation to the area. Mr. Milone added that remediation was done to the extent that was necessary. He said there were environmental restrictions on the property. The TBC's concerns were: 1) possible site line obstruction created by the Zelcovas at Higgins Road and 2) deer eating the Giant Arborvitae. Mr. Milone said he would have Mr. Kavadas see if there is a deer alternative to the Giant Arborvitae and will move the Zelcovas that are near the entrance/exit for a better site line.

Mr. Jinks asked if there would be sidewalks and was told there would be and they were shown on the landscaping plan.

Ms. Presnick-Lyon made a motion to accept the plan as presented. The motion was seconded by Ms. Archibald. All were in favor.

### **Planters**

Ms. Archibald said she and her husband put greens into the planters before Thanksgiving and she added the bows this past week.

### **Community Pool**

Ms. Archibald, Ms. Colacrai, Mr. Bonaminio and Mr. Sitko met with Sheila Adams and John Gawlak, concerning the plantings and how some can be removed and others added. They felt Giant Hosta would be good against the building. Sheila said she has several and will donate them to be planted. The large Burning Bush will be trimmed and much of the garden area will be grass. Everything planted will be planted close to the building. Ms. Archibald also noted that a memorial bench that has been indoors will be outdoors and incorporated with the plantings. Mr. Sitko thanked those that met with Sheila and John to discuss the plantings. Mr. Bonaminio said he would still like to see a planting plan. Mr. Sitko said he will contact Mr. Gawlak regarding the pool plantings and the TBC's continued interest in the project.

### **Holiday Decorations**

Mr. Bonaminio said he will be putting up the holiday decorations at town hall and the library today and said all were welcome to help.

### **Discussion & Staff Report**

Mr. Sitko said that since the beginning of the pandemic he has been trying to help the local restaurants and businesses. He said he has been working with the chamber of commerce and added that many businesses are instrumental in supporting Cheshire activities. He asked everyone to come out and support them.

Ms. Archibald stated that the Rite Aid parklet is still very much overgrown and said it would be nice if at least the grass was cut. She also said she would like to see trees planted in the north end of town in the spring.

Ms. Dillman asked why the parklet at Maple Ave. and Route 10 has been put on hold. Mr. Sitko said it probably was because public works was short staffed at times due to COVID.

Ms. Colacrai asked about the status of the former Dragon Buffet and Mr. Sitko said that redevelopment plans were expected.

Ms. Archibald asked when the street light on West Main would be replaced and Mr. Sitko said he would check with public works.

Ms. Colacrai asked about the possible candidate for TBC. She was told the candidate (s) would have to be Republican. She then said she would again contact the person who might be interested.

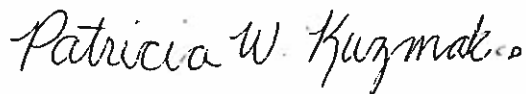
Mr. Sitko then wished everyone a wonderful and safe holiday season.

### **ADJOURNMENT**

A motion to adjourn was made by Ms. Presnick-Lyon and seconded by Mr. Meyerjack. All were in favor.

The meeting ended at 8:53 a.m.

Attest:



Patricia W. Kuzmak, clerk  
Town Beautification Committee



