

To: Cheshire Planning and Zoning Commission

From: Planning Staff

Re: Proposed Revisions to the Resubdivision for North End Development Parcels,
1953 Highland Avenue, 2037 Highland Avenue, and MBL 3-5

Date: January 21, 2021

Proposal

This application seeks approval for the creation of seven building lots and one public road on the north end development parcels located in the northwesterly quadrant of the I-691/Route 10 Interchange. The overall area is approximately 107 acres with lots ranging in size from 1.585 acres (69,040 sq. ft.) to 46.787 acres (2,038,020 sq. ft.) in area. Copies of the subdivision map are enclosed for reference. This application is a modification of the application originally approved by unanimous vote of the Commission on July 22, 2019 which included eight lots and two public roads. That approval expired and was reapproved on June 8, 2020.

This property is zoned under the Interchange Special Development District (ICSDD). The property does have substantial wetlands and this application is under review by the Cheshire Inland Wetlands and Watercourses Commission. There is also a limited area within the Aquifer Protection District in the southeasterly corner of the property. Comments from the Regional Water Authority are enclosed.

Applicants are also requesting waivers of Section 25.5 (Earth Removal, Filling or Regrading), subsections 3, 9, and 11. These requests are related to the amount of acreage to be excavated (more than 5 acres), the excavation below and within 50 feet of the street line, and the location of a fence to secure the area during the excavation. These requests are necessitated by the overall scale of the excavation and will be reviewed by applicant at the public hearing. These waivers were all granted as part of the WS Development applications and were approved in 2020.

Staff Analysis

The Commission will recall that the projects submitted and approved for WS Development did not include the creation of smaller lots, but were to be developed as overall development plans for projects of larger scale. The proposed resubdivision anticipates marketing portions of the property for smaller end users of various commercial and residential uses permitted within the ICSDD. Applicants have also submitted a revised overall concept plan for this group of parcels to illustrate what can be developed on each parcel. This concept plan is preliminary only, and the development of each parcel will be subject to review as a Special Permit under Section 40 of the Cheshire Zoning Regulations. The version that was approved by the Commission in 2020 is enclosed along with a revised version. Staff has no concerns regarding this application.



MEMORANDUM

CHESHIRE FIRE DEPARTMENT



250 MAPLE AVENUE, CHESHIRE, CONNECTICUT 06410
Telephone (203) 272-1828 FAX (203) 272-7314

DATE: 1/21/2021

TO: Planning and Zoning Department

FROM: Jack Casner, Chief of Department
Michael Kozlowski, Deputy Fire Marshal

SUBJECT: 1953,2037 and 2061 Highland Avenue and I-691 and Dickerman Road (Tri-Star Development)



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1/21/21
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RECEIVED
Town of Cheshire

JAN 21 2020

Planning Dept.

The Fire Department has reviewed the above application for the planning and zoning process we recommend the following comments/stipulations. If this application is approved code compliance plans must be submitted to the Building Official and Fire Marshal's Office prior to construction.

1. Fire department connections will need to be within appropriate working distance of a of fire hydrant.
2. Final layout of the water main system and fire hydrants will need to be approved by the Fire Chief prior to installation. Water mains are required along the entire frontage of the project and we will be strategically locating fire hydrants on the interior roadways.
3. The project will need to develop a fire alarm system that covers each building final design to be approved by the Fire Chief.
4. The fire department utilizes a traffic light preemption system known as Opticom to safely pass emergency vehicles thru an intersection. This system will need to be installed from the intersection of West Johnson Avenue thru the project area.
5. Fire lanes will be required; the fire department will need to approve signage and pavement markings.
6. The applicant will work with the fire department on a numbering system for each building to expedite emergency responses to these buildings.
7. The applicant will call for a field test with fire department apparatus on compacted subbase of the internal roadways prior to first course of bituminous being put down.
8. The islands in the main entrance will need to be designed so that they do not slow emergency response. Final dimensions of the islands may need to be reduced depending on the field test.

- 9. We do not have architectural plans for these buildings currently, we ask that each building incorporate a room that has a direct outside access door, the sprinkler riser, the fire alarm enunciator, and a roof access hatch with installed ladder.**
- 10. The residential areas will need to utilize areas for overflow parking and appropriate roadway widths to always ensure emergency access.**
- 11. Internal roadways within the proposed residential section appear to be narrow and radius' look like they may pose a problem for fire apparatus and large vehicles.**

FAZZONE RYAN
& RICCIUTI, LLC
LAW OFFICES

ANTHONY J. FAZZONE
PHILLIP L. RICCIUTI

JOANNE M. RYAN
Retired

RECEIVED
Town of Cheshire
JAN 04 2020
Planning Dept

January 4, 2021

Planning and Zoning Commission
Town of Cheshire
84 South Main Street
Cheshire, CT 06410

**Re: Miller, Napolitano, Wolff, LLC and Tri-Star Development, LLC
Interchange Special Development District
Highland Avenue, Route 691 and Dickerman Road**

Dear Commission Members:

This letter is being submitted in conjunction with an application to modify a Special Development Plan approved by the Commission on July 22, 2019, effective August 9, 2019.

At that time, pursuant to Section 45B of the Town of Cheshire Zoning Regulations, the Commission approved the Application for Zone Map Change and Zone Change to Interchange Special Development District. Incorporated in that process was the approval of a Special Development Plan showing, in graphic form, the proposed division and potential uses for the site. Copies of the approved Special Development Plan are attached.

The Applicants are now seeking approval for the modification of the approved Special Development Plan.

The request for modification of the Special Development Plan reflects various interests the Applicants have received in the property which is zoned Interchange Special Development District (ICSDD).

Plans showing the modified Special Development Plan are being submitted with the application materials.

Very truly yours,

FAZZONE RYAN & RICCIUTI, LLC

Attorneys for the Applicants

By: 
Anthony J. Fazzone

AJF/vlc

E-mail: afazzone@fazzoneryan.com

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7. (Base Fee \$500.00 plus \$175 Public Hearing Fee plus \$60.00 required State Fee. Total: **\$735.00** made payable to "Collector, Town of Cheshire".

8. In order to facilitate the filing of your approval on the Cheshire Land Records, 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) a) 1973, b) 1656 and c) 2981

PAGE NO.(s) a) 293, b) 274 and c) 105

ALL APPLICANT'S—PLEASE COMPLETE THE FOLLOWING:

Applicant's Name Miller, Napolitano, Wolff, LLC and Tri-Star Development, LLC
(Print or Type)

Applicant's Signature 
Frank R. Dinatali, Member

Applicant's Address PO Box 1018, Cheshire, Connecticut 06410

Telephone No. (203) 710-9101 Cell Phone (203) 710-9101 Fax (203) 250-7388

Owner's Name Miller, Napolitano, Wolff, LLC and Tri-Star Development, LLC
(Print or Type)

Owner's Signature 
Frank R. Dinatali, Member

Owner's Name Anthony E. Drozd and Merideth M. Drozd
(Print or Type)

Owner's Signature  their attorney
Anthony E. Drozd and Merideth M. Drozd

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

Name Anthony J. Fazzone, Esq., Fazzone Ryan & Ricciuti, LLC

Address Two Town Center, Cheshire, Connecticut 06410

Telephone No. (203) 250-2222 Cell Phone _____ Fax (203) 250-7388

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

Application For Modification
Of Special Development Plan Within
An Interchange Special Development District
Continued

Assessor's Map Numbers

Owner: Miller, Napolitano, Wolff, LLC

Map No. 4, Parcels 6 and 13

Owner: Tri-Star Development, LLC

Map No. 3, Parcel 51

Owner: Anthony E. Drozd and Merideth M. Drozd

Map No. 4, Parcel 4

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:
2. Name of the public water supply watershed your project lies within:
3. Public Water Supply Identification number (PWSID) for the water utility:

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

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:

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:

E-mail address:

Telephone:

Fax number:

Step 5: Please provide the following if available:

Project name:

Project site address:

Town:

Project site nearest intersection:

Project site latitude and longitude:

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

Abutting Owners Stone Bridge Crossing

TOWN OF SOUTHINGTON, CONNECTICUT

| Parcel ID | Site Address | Owner Name | Mailing Address | Mailing City | Mailing State | Mailing Zip |
|-----------|-------------------|---------------------------------------|--------------------|------------------|---------------|-------------|
| 311410001 | 1 STONY CREEK RD | OUELLET GUILDO & RACHEL | 1 STONY CREEK RD | PLANTSVILLE | CT | 06479- 0000 |
| 311410002 | 2 STONY CREEK RD | SKLARSKI HENRY P | 2 STONY CREEK RD | SOUTHINGTON | CT | 06489- 0000 |
| 311410003 | 3 STONY CREEK RD | YOUNGQUIST HAROLD L & CHERYL A | 3 STONY CREEK RD | PLANTSVILLE | CT | 06479- 0000 |
| 311410004 | 4 STONY CREEK RD | MULVEY SHEILA F L/U & | 4 STONY CREEK RD | SOUTHINGTON | CT | 06489- 0000 |
| 311410005 | 5 STONY CREEK RD | LANDRY JEANNINE | 5 STONY CREEK RD | PLANTSVILLE | CT | 06479- 0000 |
| 311410006 | 6 STONY CREEK RD | INDOE FREDERICK | 6 STONY CREEK RD | PLANTSVILLE | CT | 06479- 0000 |
| 311410007 | 7 RIVER CREST DR | OUELLETTE DORIS TRUSTEE | 7 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410008 | 8 RIVER CREST DR | DONOVAN JOSEPH A | 8 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410009 | 9 RIVER CREST DR | COCHRANE SHIRLEY G | 9 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410010 | 10 RIVER CREST DR | GIANNELLI DOMENIC & DONNELLY CATHY A | 10 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410011 | 11 RIVER CREST DR | KRAMER MYRA S | 11 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410012 | 12 RIVER CREST DR | FARINA DOMINIC M JR & CHRISTINE G | 12 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410013 | 13 RIVER CREST DR | AINSWORTH ELAINE | 13 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410014 | 14 RIVER CREST DR | VAROS CHARLES J & BARBARA A | 14 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410015 | 15 RIVER CREST DR | BAKER DEBORAH & RUBINO SUSAN | 15 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410016 | 16 STONY CREEK RD | KLATSKIN JEROME & JOAN | 16 STONY CREEK RD | PLANTSVILLE | CT | 06479- 0000 |
| 311410017 | 17 STONY CREEK RD | DICKSON ROBERT W & GUNDA K | 17 STONY CREEK RD | PLANTSVILLE | CT | 06479- 0000 |
| 311410018 | 18 STONY CREEK RD | LIBERTI TERESA L | 18 STONY CREEK RD | PLANTSVILLE | CT | 06479- 0000 |
| 311410019 | 19 STONY CREEK RD | CIPRIANO FILOMENA TRUSTEE | 158 WARREN ST | WATERBURY | CT | 06706- 1833 |
| 311410020 | 20 STONY CREEK RD | LANZL JOHN J & DEBRA R | 20 STONY CREEK RD | PLANTSVILLE | CT | 06479- 0000 |
| 311410021 | 21 STONY CREEK RD | FERRARO ALICE F | 21 STONY CREEK RD | PLANTSVILLE | CT | 06479- 0000 |
| 311410022 | 22 STONY CREEK RD | PERRELLA GAIL | 22 STONY CREEK RD | PLANTSVILLE | CT | 06479- 0000 |
| 311410023 | 23 STONY CREEK RD | DAIGLE JEAN TRUST | 189 CATKIN DR | SOUTH BURLINGTON | VT | 05403- 0000 |
| 311410024 | 24 STONY CREEK RD | HOLM FRANCINE A & ROBERT E | 24 STONY CREEK RD | PLANTSVILLE | CT | 06479- 0000 |
| 311410025 | 25 STONY CREEK RD | SIAVRAKAS CHRISTOPHER G & GLORIA J | 25 STONY CREEK RD | PLANTSVILLE | CT | 06479- 0000 |
| 311410026 | 26 STONY CREEK RD | TRUSSELL ROBERT D & CATHERINE A | 26 STONY CREEK RD | PLANTSVILLE | CT | 06479- 0000 |
| 311410027 | 27 STONY CREEK RD | HALE JOANNE D | 27 STONY CREEK RD | PLANTSVILLE | CT | 06479- 0000 |
| 311410028 | 28 STONY CREEK RD | CWIRKA JOSEPH C & ROSEMARY O | 28 STONY CREEK RD | PLANTSVILLE | CT | 06479- 0000 |
| 311410029 | 29 STONY CREEK RD | RYAN TIMOTHY R & MARION | 29 STONY CREEK RD | PLANTSVILLE | CT | 06479- 0000 |
| 311410030 | 30 STONY CREEK RD | MAULE DENISE & | 30 STONY CREEK RD | SOUTHINGTON | CT | 06489- 0000 |
| 311410031 | 31 STONY CREEK RD | POST GARRET W & SANDRA G | 31 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410032 | 32 RIVER CREST DR | JENNINGS ROBERT | 32 RIVER CREST DR | SOUTHINGTON | CT | 06489- 0000 |
| 311410033 | 33 RIVER CREST DR | ARGIRO JOHN & MARY ANN | 33 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410034 | 34 RIVER CREST DR | SKONIECZNY BRIAN M & LINDA H | 34 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410035 | 35 RIVER CREST DR | JOHNSON IRVING P | 35 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410036 | 36 STONY CREEK RD | GERBER STEVEN E & SANDRA R | 36 STONY CREEK RD | PLANTSVILLE | CT | 06479- 0000 |
| 311410037 | 37 STONY CREEK RD | MCCURRY JOSEPH F & ELAINE | 37 STONY CREEK RD | PLANTSVILLE | CT | 06479- 0000 |
| 311410038 | 38 STONY CREEK RD | BARONE GEORGE N JR & NANCY S | 38 STONY CREEK RD | PLANTSVILLE | CT | 06479- 0000 |
| 311410039 | 39 STONY CREEK RD | SOLOMITA LEONARD L & SHARON S | 39 STONY CREEK RD | PLANTSVILLE | CT | 06479- 0000 |
| 311410040 | 40 STONY CREEK RD | BRUNO RICHARD | 40 STONY CREEK RD | SOUTHINGTON | CT | 06489- 0000 |
| 311410041 | 41 RIVER CREST DR | PRUNER JOANNE | 41 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410042 | 42 BROOKVIEW PL | HEBERT MICHAEL V & MARY ELLEN | 42 BROOKVIEW PL | SOUTHINGTON | CT | 06489- 0000 |
| 311410043 | 43 BROOKVIEW PL | COFFEY ALAN B & PATRICIA A | 43 BROOKVIEW PLACE | PLANTSVILLE | CT | 06479- 0000 |
| 311410044 | 44 BROOKVIEW PL | INTERLANDE DAVID J & LINDA R | 44 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410045 | 45 BROOKVIEW PL | SALICE MARTIN & DIANE | 45 BROOKVIEW PL | PLANTSVILLE | CT | 06479- 0000 |
| 311410046 | 46 BROOKVIEW PL | DANGELO ANTHONY E & MARYELLEN | 46 BROOKVIEW PLACE | PLANTSVILLE | CT | 06479- 0000 |
| 311410047 | 47 BROOKVIEW PL | PELTON TIMOTHY NOBLE & ANDREA LANG TR | 47 BROOKVIEW PL | SOUTHINGTON | CT | 06489- 0000 |
| 311410048 | 48 BROOKVIEW PL | REPAK DIANE TRUSTEE | 48 BROOKVIEW PL | SOUTHINGTON | CT | 06489- 0000 |
| 311410049 | 49 BROOKVIEW PL | HILL MARYBETH V | 49 BROOKVIEW PLACE | PLANTSVILLE | CT | 06479- 0000 |
| 311410050 | 50 BROOKVIEW PL | WICK VIRGINIA & MICHAEL & | 50 BROOKVIEW PL | PLANTSVILLE | CT | 06479- 0000 |
| 311410051 | 51 BROOKVIEW PL | MATTAS JOHN G & SHARON K | 51 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410052 | 52 BROOKVIEW PL | HITTLEMAN DEIRDRE BROWN | 52 BROOKVIEW PL | PLANTSVILLE | CT | 06479- 0000 |
| 311410053 | 53 BROOKVIEW PL | WALLACE BERNADETTE | 53 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410054 | 54 BROOKVIEW PL | VEILLETTE ROLAND & MARGUERITE | 54 BROOKVIEW PLACE | PLANTSVILLE | CT | 06479- 0000 |
| 311410055 | 55 BROOKVIEW PL | FUSCO EDWARD & JOHN TRS | 55 BROOKVIEW PL | PLANTSVILLE | CT | 06479- 0000 |
| 311410056 | 56 BROOKVIEW PL | PIVARNIK DOROTHY A | 56 BROOKVIEW PL | SOUTHINGTON | CT | 06489- 0000 |
| 311410057 | 57 RIVER CREST DR | RIVENBURG WILLIAM | 57 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410058 | 58 RIVER CREST DR | LAVORGNA ALBERTA J | 58 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410059 | 59 RIVER CREST DR | LAONE CONCETTA TRUSTEE | 59 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410060 | 60 RIVER CREST DR | MONGELLUZZO JOSEPHINE TRUSTEE | 60 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |

| | | | | | | |
|-----------|-------------------|--------------------------------------|--------------------|-------------|----|-------------|
| 311410061 | 61 RIVER CREST DR | CARR MADELINE | 61 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410062 | 62 RIVER CREST DR | SAUCIER MAZILDA M | 62 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410063 | 63 RIVER CREST DR | MEYERJACK EMORY T & NANCY A | 63 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410064 | 64 RIVER CREST DR | LEGGETT EDWIN STEPHEN & DEBORAH J | 64 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410065 | 65 RIVER CREST DR | FALIT RONALD I & EILEEN S L/U | 65 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410066 | 66 RIVER CREST DR | MAZZELLA BARBARA K TRUSTEE | 66 RIVER CREST DR | SOUTHINGTON | CT | 06489- 0000 |
| 311410067 | 67 RIVER CREST DR | SHERRY TIMOTHY & CATHERINE ET AL | 67 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410068 | 68 RIVER CREST DR | KREIDEL JO ANN CO-TRUSTEE & | 68 RIVER CREST DR | SOUTHINGTON | CT | 06489- 0000 |
| 311410069 | 69 RIVER CREST DR | RACCIO JAMES & MARY | 69 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410070 | 70 RIVER CREST DR | JOHNSON CYNTHIA R | 70 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410071 | 71 RIVER CREST DR | LIEN ROBERT J & KATHERINE M TRUSTEES | 71 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410072 | 72 RIVER CREST DR | ROSS KEVIN M & ELIZABETH G | 72 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410073 | 73 RIVER CREST DR | WHITMORE DONALD E JR & MARY A | 73 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410074 | 74 BROOKVIEW PL | BUCKLEY JOHN D & JOYCE H | 74 BROOKVIEW PL | PLANTSVILLE | CT | 06479- 0000 |
| 311410075 | 75 BROOKVIEW PL | BARBINO JOSEPH A & NANCY A | 75 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410076 | 76 BROOKVIEW PL | JENNINGS SUSAN | 76 BROOKVIEW PLACE | PLANTSVILLE | CT | 06479- 0000 |
| 311410077 | 77 BROOKVIEW PL | ROBERTSON NICHOLAS & CHRISTOPHER | 127 SUMMIT ST | PLANTSVILLE | CT | 06479- 0000 |
| 311410078 | 78 BROOKVIEW PL | PARCIAK KENNETH E & ELAINE M | 78 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410079 | 79 BROOKVIEW PL | PONZILLO STEPHEN V & BARBARA A | 79 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410080 | 80 BROOKVIEW PL | MULHOLLAND PATRICK & MARGARET | 80 BROOKVIEW PL | PLANTSVILLE | CT | 06479- 0000 |
| 311410081 | 81 BROOKVIEW PL | GREGOIRE KIMBERLY S | 81 BROOKVIEW PLACE | PLANTSVILLE | CT | 06479- 0000 |
| 311410082 | 82 BROOKVIEW PL | PIMPINELLI JOHN A & KATHLEEN F | 82 BROOKVIEW PLACE | PLANTSVILLE | CT | 06479- 0000 |
| 311410083 | 83 RIVER CREST DR | COTE LEO J | 83 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410084 | 84 RIVER CREST DR | WENZ JACK M & GINA C | 84 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410085 | 85 RIVER CREST DR | BAILEY BETTE ANN | 85 RIVER CREST DR | SOUTHINGTON | CT | 06489- 0000 |
| 311410086 | 86 RIVER CREST DR | COPPOLA JOSEPHINE A & JOSEPH | 86 RIVERCREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410087 | 87 RIVER CREST DR | TROIANO JOANN | 87 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410088 | 88 RIVER CREST DR | WIETRAK KATHLEEN E | 88 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410089 | 89 RIVER CREST DR | SCHENA MARY ELLEN & | 89 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410090 | 90 RIVER CREST DR | SWARTZ TIMOTHY A & CHRISTINE A | 90 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410091 | 91 RIVER CREST DR | MASSI JAMES L TRUSTEE | 91 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410092 | 92 RIVER CREST DR | LONDON JUDITH A | 92 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |
| 311410093 | 93 RIVER CREST DR | BENSON DONNA M & JASON C | 93 RIVER CREST DR | PLANTSVILLE | CT | 06479- 0000 |

TOWN OF CHESHIRE, CONNECTICUT

| Parcel ID | Site Address | Owner Name | Mailing Address | Mailing City | Mailing State | Mailing Zip |
|-----------|-------------------|---|----------------------|--------------|---------------|-------------|
| 3-47 | 1195 DICKERMAN RD | DEBISHOP MAUREEN D & ROBERT | 581 SAVAGE STREET | SOUTHINGTON | CT | 06489 |
| 3-48 | DICKERMAN RD | 339 CLARK LLC | 140 FELL COURT #300 | HAUPPAUGE | NY | 11788 |
| 4-1 | 2091 HIGHLAND AVE | HIGHLAND PROPERTIES LLC | 2091 HIGHLAND AVE | CHESHIRE | CT | 06410- 0000 |
| 4-2 | 2081 HIGHLAND AVE | KICA FLORIM | 2081 HIGHLAND AVE | CHESHIRE | CT | 06410- 0000 |
| 4-3 | 2067 HIGHLAND AVE | BELL JOAN | 2067 HIGHLAND AVE | CHESHIRE | CT | 06410- 0000 |
| 4-7 | 1989 HIGHLAND AVE | 1989 HIGHLAND ASSOCIATES LLC | 110 SCHOOLHOUSE ROAD | CHESHIRE | CT | 06410- 0000 |
| 4-9 | 1973 HIGHLAND AVE | 1973 HIGHLAND ASSOCIATES LLC | 110 SCHOOLHOUSE ROAD | CHESHIRE | CT | 06410- 0000 |
| 4-29 | 1972 HIGHLAND AVE | CURRENT RESIDENT | 21 RIVERVIEW STREET | BEVERLY | MA | 01915- 0000 |
| 4-31 | 1996 HIGHLAND AVE | CONNECTICUT STATE OF | | CHESHIRE | CT | 06410- 0000 |
| 4-32 | HIGHLAND AVE | CONNECTICUT STATE OF | | CHESHIRE | CT | 06410- 0000 |
| 4-33 | HIGHLAND AVE | CONNECTICUT STATE OF | | CHESHIRE | CT | 06410- 0000 |
| 4-74 | HIGHLAND AVE | KICA FLORIM | 2081 HIGHLAND AVE | CHESHIRE | CT | 06410- 0000 |
| 36-RR | RR-TRACKS | STATE OF CT DEPARTMENT OF ENVIORNENTAL | 79 ELM ST | HARTFORD | CT | 06106 |

Allowed Uses:

Retail: Goods or Services

Restaurants and other food service establishments with or without liquor permits and with or without outdoor seating

Hotels

Banks and Other Financial Institutions

Business and Professional Offices

Health and Exercise Facilities

Medical Services

Movie Theaters

Service Business

Entertainment Facilities

Public Spaces and Facilities

Residential Uses, including but not limited to, single and multi-family, assisted living, convalescent facilities and the like

Age Restricted Residential

Gasoline and Charging Stations with Convenience Stores with not more than 6,000 square feet of gross floor are for retail sales

Drive Thrus and Customer Pick Up Areas

Breweries

RECEIVED
Town of Cheshire
JAN 04 2020
Planning Dept



MEMORANDUM TOWN OF CHESHIRE

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

I, Anthony J. Fazzone, the undersigned, delivered to the Planning Office, by email, on the date as stamped the following application(s):

APPLICANT: Tri-Star Development, LLC and Miller, Napolitano, Wolff, LLC

1. Modification of Special Development Plan

2. Abutting Owners List

3. DPH Reporting Form

4. Application Fee – \$735.00 – Check #12753

5. Letter to P&Z Commission

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

12. _____

13. _____

14. _____

15. _____

Original: Planning Wetlands File

Copy: Applicant



RECEIVED

Town of Cheshire

JAN 04 2020

APPLICATION FOR A SPECIAL PERMIT

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 a) 1953, 2037 and 2061 Highland Avenue and
b) I-691 and Dickerman Road

*APPROX. NO. OF ACRES 110+/- ZONE ICSDD
(*See attached checklist for over 5 acres)

ASSESSOR'S MAP NO.(s) a) 4 and b)3 LOT NO.(s) a) 6, 13 and 4
and b) 51

APPLICABLE SECTION(S) OF ZONING REGULATION 25.5

DESCRIPTION OF PROJECT/INTENDED USE Earth Removal,
Filling, or Regrading in conjunction with the Re-Subdivision
Application of Tri-Star Development, LLC and Miller, Napolitano,
Wolff, LLC

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 compiled 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.

- (5) Check, made payable to "Collector, Town of Cheshire", in full payment of fee - \$535.00

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 | 1656 | PAGE NO. | 274 | (Tri-Star) |
| VOLUME | 1973 | PAGE NO. | 293 | (MNW) |
| VOLUME | 2053 | PAGE NO. | 0122 | (Drozd) |

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 APPLICANTS--PLEASE COMPLETE THE FOLLOWING:

Applicant's Name Miller, Napolitano, Wolff, LLC and Tri-Star Development, LLC
(Print or Type)

Applicant's Address PO Box 1018, Cheshire, Connecticut 06410

Applicant's Signature 

Frank R. Dinatali, Member

Telephone Number (203) 710-9101 Email _____

Owner's Name Miller, Napolitano, Wolff, LLC and Tri-Star Development, LLC
(Print or Type)

Owner's Signature 
Frank R. Dinatali, Member

Owner's Name Anthony E. Drozd and Merideth M. Drozd
(Print or Type)

Owner's Signature  their attorney
Anthony E. Drozd and Merideth M. Drozd

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

Name Anthony J. Fazzino, Esq. Fazzino Ryan & Ricciuti, LLC

Address Two Town Center, Cheshire, Connecticut 06410

Telephone Number (203) 250-2222 E-mail: afazzino@fazzinoryan.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.

Application for a Special Permit
Continued

Assessor's Map Numbers

Owner: Miller, Napolitano, Wolff, LLC
Map No. 4, Parcels 6 and 13

Owner: Tri-Star Development, LLC
Map No. 3, Parcel 51

Owner: Anthony E. Drozd and Merideth M. Drozd
Map No. 4, Parcel 4

FAZZONE RYAN
& RICCIUTI, LLC
LAW OFFICES

ANTHONY J. FAZZONE
PHILLIP L. RICCIUTI

JOANNE M. RYAN
Retired

January 4, 2021

HAND DELIVERY

Town of Cheshire
Planning and Zoning Commission
84 South Main Street
Cheshire, CT 06410

RECEIVED
Town of Cheshire
JAN 04 2020
Planning Dept

Re: Waiver Request: Tri-Star Development, LLC and Miller, Napolitano, Wolff, LLC Application for an Earth Removal, Filing or Regrading Permit; 1953, 2037 and 2061 Highland Avenue and I-691 and Dickerman Road

Dear Commission Members:

Tri-Star Development, LLC and Miller, Napolitano, Wolff, LLC, pursuant to Section 25 Earth Removal Filling and Regrading of the Zoning Regulations of the Town of Cheshire subsection 25.3.2, is hereby requesting a waiver of the requirements of subsections (3), (9) and (11) of Section 25.5.

The details of the extent of the waivers requested are shown on the plans submitted with the application filed the 4th day of January, 2021.

Very truly yours,

FAZZONE RYAN & RICCIUTI, LLC

Attorneys for Tri-Star Development, LLC
and Miller, Napolitano, Wolff, LLC

By: _____


Anthony J. Fazzone

AJF/vlc

E-mail: afazzone@fazzoneryan.com

R:\Data\Wp\20\639\001\Cheshire P&Z ltr 01-04-2021.docx

JAN 04 2020

Rev. 11/89, *REV. 9/92, Rev. 5/01, 7/01, Rev. 10/02, 11/03, 10/1/09, 5/14/10, 3/9/15

APPLICATION FOR AN EARTH REMOVAL, FILLING OR REGRADING PERMIT

In accordance with Section 25 of the Cheshire Zoning Regulations, as amended, the undersigned applies for a permit to remove, fill, or regrade (circle one), from property described below:

NAME OF STREET a) 1953, 2037 and 2061 Highland Avenue and
b) I-691 and Dickerman Road

APPROX. NO. OF ACRES 110+/- ZONE ICSD


ASSESSOR'S MAP NO. (S) a) 4 and b) 3 LOT NO. (S) a) 6, 13 and 4 and
b) 51

Waiver Request 25.3.2 – Waiver of requirements of Subsection x(3) x(9) x(11)
under Section 25.5

The following is attached and hereby made part of this application:

- 1) 6 copies of a survey map, prepared by a Registered Land Surveyor or Civil Engineer showing the information as required by Section 25.4, as amended, of the Cheshire Zoning Regulations.
- 2) A list of all abutting property owners and their current addresses (including those across the street).
- 3) Base Fee: \$500.00 + Public Hearing Fee \$175.00 + \$60.00 Required State Fee:
Total: A check in the amount of **\$735.00** made payable to "Collector, Town of Cheshire".

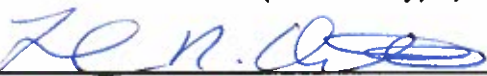
Applicant's Name Miller, Napolitano, Wolff, LLC and Tri-Star Development, LLC
(Print or Type)

Applicant's Signature 
Frank R. Dinatali, Member

Applicant's Address PO Box 1018, Cheshire, Connecticut 06410

Telephone No. (203) 910-7101 FAX # _____

Owner's Name Miller, Napolitano, Wolff, LLC and Tri-Star Development, LLC
(Print or Type)

Owner's Signature 
Frank R. Dinatali, Member

Owner's Name Anthony E. Drozd and Merideth M. Drozd
(Print or Type)

Owner's Signature 
Anthony E. Drozd and Merideth M. Drozd

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

Name Anthony J. Fazzino, Esq., Fazzino Ryan & Ricciuti, LLC

Address Two Town Center, Cheshire, Connecticut 06410

Telephone No. (203) 250-2222 FAX # (203) 250-7388

E-Mail afazzino@fazzinoryan.com


LETTER OF PERMISSION

The owners and permittees of this letter give permission to the Cheshire Planning & Zoning Commission, granting the Town of Cheshire and its agents and employees, the right to enter upon the property for inspections as the work progresses, and to perform such work including, but not limited to, regrading, seeding, removal of debris, etc., as may be required to correct any violations of the terms of the Permit issued to the applicant indicated above.

Miller, Napolitano, Wolff, LLC and Tri-Star Development, LLC

Owner's Signature 
Frank R. Dinatali, Member

Date _____

Owner's Signature  their atty
Anthony E. Drozd and Merideth M. Drozd

Date January 4, 2021

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

Application for an Earth Removal, Filling or Regrading Permit
Continued

Assessor's Map Numbers

Owner: Miller, Napolitano, Wolff, LLC

Map No. 4, Parcels 6 and 13

Owner: Tri-Star Development, LLC

Map No. 3, Parcel 51

Owner: Anthony E. Drozd and Merideth M. Drozd

Map No. 4, Parcel 4