

February 5, 2021

Mr. William S. Voelker, Town Planner  
Planning Office  
Town of Cheshire  
84 South Main Street / Town Hall  
Cheshire, CT 06410

**Re: Modification of Special Permit (Ball & Socket Arts, Inc.)  
493 West Main Street (Route 68/70)**

Dear Mr. Voelker:

We have received comments from Mike Kozlowski, Deputy Fire Marshall dated January 20, 2021. Attached is revised site plan Dwg. C-3. Below are our responses to Mr. Kozlowski's comments:

1. The fenced path through the south end of the site has been removed from the drawings. This can be discussed at a later time after the pedestrian connection from the Linear Park Trail is ready to be reopened. For now, our goal is to open the north end of the site only;
2. The "bridge" that connects building nos. 1 and 2 is approximately 12'-3" high. We have added a note to drawing C-3 to indicate signs will be posted "CLEARANCE 12-FT" to both sides of the bridge;
3. Attached is the water distribution map as provided by Regional Water Authority. There are five hydrants located near the site. Two of the hydrants are very close to the site (one on Willow Street across from Building #2 and one across West Main Street in front of the Stop & Shop gas station). The site is currently fed by a 6" inch fire main and domestic water feed from Willow Street. The 6" fire main is shown on the drawings;
4. The Willow Street driveway/curb cut has been moved approximately 3.5-feet southerly, providing 8-feet of clearance to the building. This allows us to install a 48" wide concrete walk which will provide safe access from Willow Street. The sidewalk along Willow Street has been moved into Phase 1 (previously was to be installed at a later time);



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5. The curb cut at West Main Street has been modified to be a two-way configuration and a “backup area” comprised of reinforced turf is provided for large emergency trucks. It is understood that the final driveway configuration will also need to be reviewed and approved by CDOT.

If you have any questions regarding this letter you may contact me directly at 203-330-8700.

Thank you,

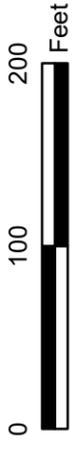
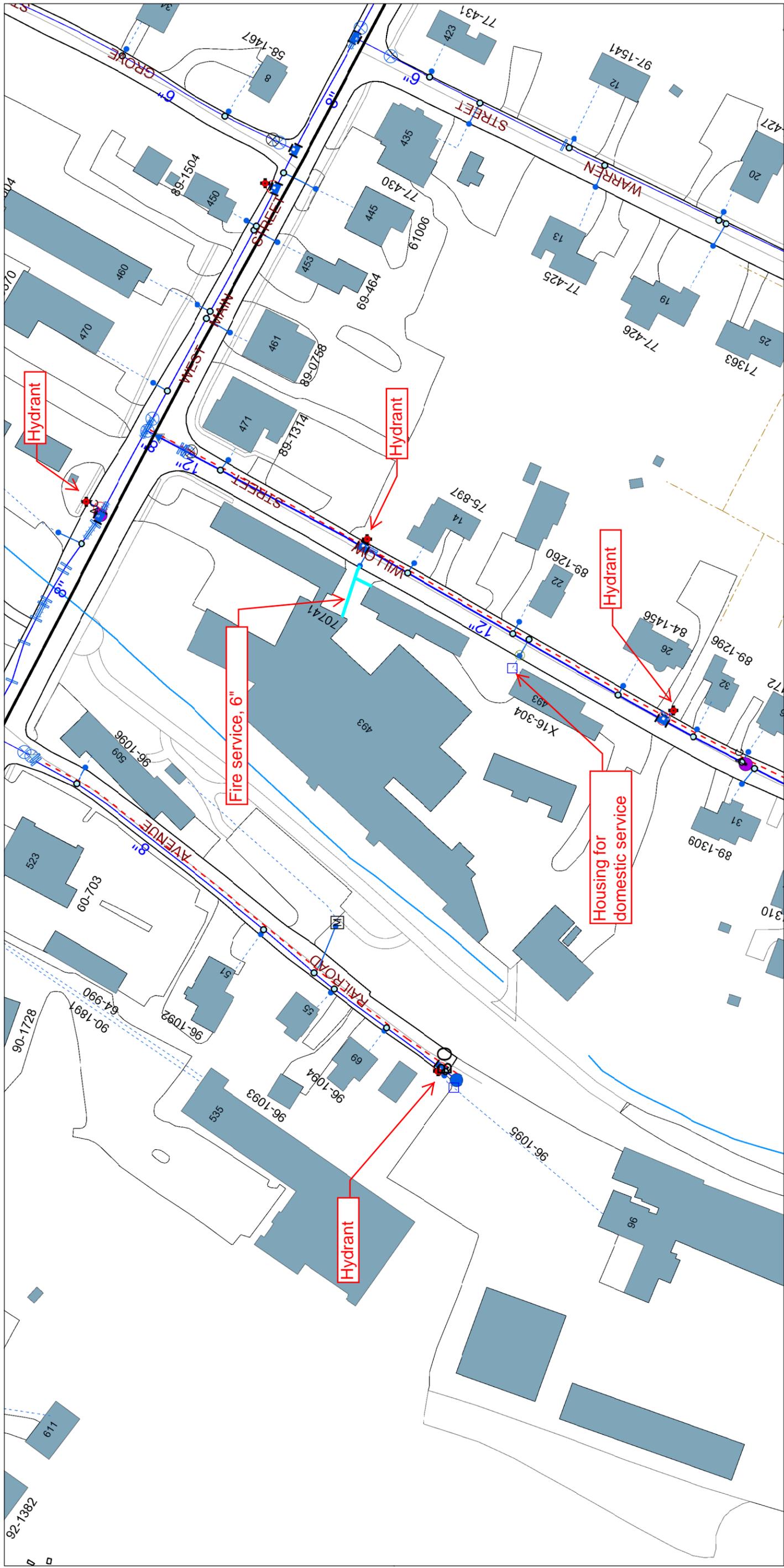
Sincerely,

A handwritten signature in blue ink, appearing to read "Chris DeAngelis", written over a light green rectangular background.

Chris DeAngelis, PE

CABEZAS-DeANGELIS, LLC

# South Central Connecticut Regional Water Authority



1 inch = 100 feet

Confidential Information - Property of South  
Central Connecticut Regional Water Authority

**Caution:**  
The location of features on this map are approximate.  
The Authority will not be held responsible for their accuracy.  
- "THE REGIONAL WATER AUTHORITY"



# MEMORANDUM

## CHESHIRE FIRE DEPARTMENT

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

**DATE:** 1/20/2021

**TO:** Planning and Zoning Department

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

**SUBJECT:** 493 West Main street Ball & Socket Arts, INC (Modification of a Special permit)

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The Fire Department has reviewed the above application for the planning and zoning process at this time we do not recommend approval of Special Permit Modification for the following concerns.

1. The fenced path to the linear trail that cuts thru the site, reduces, or eliminates emergency vehicle access to multiple buildings causing a serious concern from a fire suppression point.
2. The clear height is not shown for the walkway between the buildings.
3. No information has been provided regarding fire hydrants, water mains or fire department connections for any of the buildings.
4. The Willow Street entrance is too close to the building for fire apparatus to make that radius. Also with potential large amount of pedestrian traffic that the proposed uses could produce will create a dangerous situation.
5. Emergency vehicle access from West Main street is critical to developing this site the proposed one-way access and grass pavers is not sufficient.

We look forward to working with the applicant to address and hopefully improve on the safety concerns and achieve the reuse of this site.