

Good Morning,

I need to clarify my comments and be very clear that that these are my personal comments and not a council position. I was speaking as a resident not a town Concilor.

Begin forwarded message:

**From:** Sylvia Nichols <[spnn13@gmail.com](mailto:spnn13@gmail.com)>  
**Subject:** Starbucks  
**Date:** January 26, 2021 at 10:54:03 PM EST  
**To:** "Voelker, William" <[wvoelker@cheshirect.org](mailto:wvoelker@cheshirect.org)>

Hi Bill,

After watching the P&Z meeting on Jan.25, 2021 I would like to make several comments regarding the Proposal for Starbucks. I do not have the Email addresses for all the P7Z members. Can you forward this or send them to me and I will send.

Recognizing that a property owner has the right to build within the regs I support the process. My concerns revolve around the traffic issues.. I live off Jlnny hill rd and use the intersection of Jlnny Hill and route 10 many times a day. I shop at the Barbado plaza plaza and Rite Aid.

1. I agree that the south entrance from RT 10 into Starbucks should be closed.

2. I would like to suggest the following adjustment to the proposal: that the traffic flow should be one way - inflow from the traffic signal for all customers.- turning right into the Starbucks parking lot, proceeding counter clockwise around the building with a second lane to allow egress for those patrons who have chosen to park and enter the building. My suggestion would be to move the pickup window to the back or the rear corner of the north side of the building and use the last designated parking space on the Rite Aid property to allow traffic to exit straight out to the traffic signal.

My reasoning: to direct traffic straight out to the traffic signal will avoid what I fear is an accident waiting to happen as folks leave the new Starbucks while others are attempting to enter to patronize Rite Aid. I have often, personally experienced a back up of cars waiting at the light to exit Rite Aid, preventing new patrons from getting into the parking spaces. This often happens at peak traffic times when cars wanting southbound access to RT 10, enter from Jlnny Hill Road - traverse both the parking lot of the Barbato Plaza, then Rite Aid parking lot to use the traffic light to enter RT 10. And the reverse at afternoon drive time. Both times when the traffic at Starbucks would be at its peak. I fear that traffic patterns will be exacerbated by the difficulty of the proposed exit to RT10

3. If the entrance were to be widened there could be a left incoming turn lane to direct cars directly into Starbucks and a right incoming lane for Rite aid customers. By reducing the size of the median and taking some footage from the right and left property at rt 10, that entrance could be widened with very little disruption, to make it much more accessible for emergency vehicles and much safer for patrons of both businesses. The 2 parking spaces which might be lost on the Rite Aid parcel could be replaced with 2 parallel handicapped space across the front of the building.

4. I agree that there should be a left turn signal at the traffic light in the southbound lane of RT 10. Can it be stipulated that Starbucks - or the property owner or Starbucks, bears the cost of installing that turn signal.

5. I also agree that when a business wants to relocate in town we must be aware of the long term result of building design. On a positive note, I would expect Starbucks to be there for a long time however, as we have seen, economics drives a decision to remain in any location. (witness Arby's) Requiring a structural design that more comfortably fits in with the newer development of that area would protect the interest of the property owner and the vibe of the area. A good architect can still retain a contemporary feel for a building while at the same time being creative to fit into the neighborhood. I think it is worth a strong ask from corporate Starbucks for some accommodation. It can't hurt.

Anyway - long day of council and SMC meetings. More tomorrow - time for bed!!

SPN

Sylvia Nichols  
Cheshire Town Council At Large  
203 623 6542  
[spnn13@gmail.com](mailto:spnn13@gmail.com)  
Or  
[Sylvianichols@cheshirect.org](mailto:Sylvianichols@cheshirect.org)

> ----- Original Message -----

> From: "A. Fiona Pearson" <f\_pearson@cox.net>

> To: Kathleen Downes <caseydown@cox.net>

> Date: January 27, 2021 at 8:38 AM

> Subject: P&Z - Invasive plants

>

> Hi Casey,

>

> Last night I caught up a bit on P&Z and saw you speaking in support of  
> Ron Walter's recommendation to eliminate invasive plantings from the  
> new Starbucks development. Thank you! Ron actually consulted with  
> our Coalition for Sustainable Cheshire (a non-profit I started up with  
> some local folks) and we saw those plantings on their list of  
> recommendations. We were happy to see Ron include those planting  
> recommendations in his final letter to P&Z and we were very happy to  
> see you catch that the developer kept those plantings in their final list.

>

> I believe someone from our Coalition will be writing a letter to P&Z  
> supporting your call for the developer to commit to changing out those  
> plantings--even sterile Barberry is not ideal, as you well pointed out.

>

> Again, thank you for bringing that detail to the attention of the full  
> committee and public.

>

> Best, Fiona

>

>

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Town of Cheshire

JAN 28 2021

Planning Dept.

JAN 29 2021

**Patrignelli, Jocelyn**

**From:** Donald Ciampi <djcjr@ciampitax.com>  
**Sent:** Thursday, January 28, 2021 9:03 PM  
**To:** Patrignelli, Jocelyn; Natale, Jeff; robertbrucato@cheshirect.org;  
matthewbowman@cheshirect.org; louistodisco@cheshirect.org;  
earlkurtz@cheshirect.org; seanstollo@cheshirect.org; gillinder@cheshirect.org;  
johnkardaras@cheshirect.org; louistodisco@cheshirect.org;  
woddydawson@cheshirect.org  
**Subject:** Please have Starbucks Owner comply to the look of a Cheshire Village - I had to as  
Cheshire business owner and I am glad I did.

To the Planning and Zoning Board,

As a resident and a business owner in Cheshire, I am proud of the look of a Cheshire Village. I was asked by the commission several years ago to change our business expansion renderings when we were seeking approval for our business on 2278 Waterbury Road. We were told to make sure the building and the landscaped grounds had the look and feel of a Cheshire Village.

In reviewing Starbucks renderings, it looks like this belongs in any major city. Like Commission Brucato stated, I have seen many Starbucks in Avon, Fairfield, West Hartford and other chains which look and represent the community they are located, very quaint and charming which is very different than the current renderings from the Starbuck applicant.

I encourage and ask the Planning and Zoning, who represent our community, to be vocal and demand all of the recent applicants to represent the look and feel of our Town. Once building renderings are approved there is very little recourse. I feel the look of some recent projects make Cheshire feel like a Hamden, Southington or Waterbury.

I choose to live and raise my family in Cheshire and am proud to say I live in Cheshire and I thank the Commission, who are fighting to keep planning and zoning to look like Cheshire Village. We upgraded our company on 2278 Waterbury Road several years ago to look like a Cheshire Village and I am glad I did. I hope the Planning and Zoning Commissions hold this applicant and the recent others to the same standard as myself a small business owner. The cost to these applicants is minimal it just takes a little more planning.

Respectfully,

Doanld J. Ciampi

**Donald J. Ciampi Jr. AIF**  
**Wealth Management Advisor**



**2278 Waterbury Road**  
**Cheshire, Connecticut 06410**  
**Tel: (203)271-3801**

Sent from my iPhone

Begin forwarded message:

**From:** John Connell <jfconn546@yahoo.com>  
**Date:** February 1, 2021 at 2:03:17 PM EST  
**To:** "jsitko@cheshirect.org" <jsitko@cheshirect.org>  
**Subject:** January 25 PZC Meeting

Mr. Sitko,

I wanted to contact each of the members of the Cheshire Planning and Zoning Commission (PZC) but I did not find contact information for any of them; hence you are the one!

Reading last week's Cheshire Herald's account of last Monday's PZC meeting I am slightly amused by the posted comment of Rob Brucato regarding the proposed design of a proposed Starbucks coffee shop: "I don't think that this plan looks right for Cheshire. We are Cheshire Village and we want to keep that look and feel to our businesses."

I don't have much of a history as a resident of Cheshire having moved here about two and a half years ago after living in Dallas, TX for 20 years. While I am not any architectural aficionado I hardly recognize any consistent "village" look to existing businesses or buildings. Considering there is a BigY, Stop & Shop, CVS, Rose's Dairy, Shef's Bagels, Viron Rondo and more ... I am puzzled to notice any consistency of design or appearance among these and many other buildings in Cheshire,

I am ambivalent regarding Starbucks wanting to build and open a coffee shop as I quit drinking coffee 30+ years ago. I am a happy Cheshire resident and have enjoyed learning about some of the local businesses to patronize since arriving here from Dallas. I also enjoy (when safe to do so) heading into downtown New Haven and much of that city for a more diverse eating and entertainment experience.

Thanks for the work you and the members of the PZC do for our community; it is typically a thankless job regardless of the size or location of the town!

Peace,

John Connell  
214-769-4977  
Cheshire, CT

-----Original Message-----

From: s Molkenbuhr <molkenbuhr@hotmail.com>

Sent: Monday, February 8, 2021 9:58 AM

To: Voelker, William <wvoelker@cheshirect.org>

Subject: The Starbucks Rendering for Cheshire Planned Development

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Town of Cheshire  
FEB 9 2021  
9:58 AM

Hello

My name is Sandra Molkenbuhr and I am a resident of Cheshire. This is the first time I have written regarding any planned development in Town. The rendering Starbucks has planned is terrible for the Town. We have seen new buildings in Town be built to have an aesthetic that mimics the look of homes (Hartford Medical building, Ricci Construction ). Why doesn't Starbucks reflect that aesthetic? The building looks like it belongs in Meriden or Wallingford. Those buildings are on 4 lane roadways. Cheshire deserves better from a chain like Starbucks. Starbucks is going to cause a loss of business to the mom and pop coffee shops in town as it is.

So much progress has been made to improve the look of our town, please don't take a giant step back and allow this type of structure to be built. Thank you for your time.

Sandra Molkenbuhr

**Simone, Suzanne**

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**From:** M Molk <molkenbuhr5@cox.net>  
**Sent:** Monday, February 8, 2021 11:30 AM  
**To:** Comments  
**Subject:** Agenda Item re Starbucks Rendering

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Town of Cheshire  
FEB 08 2021

To whom it may concern,

It was disappointing to see the architectural rendering of the proposed Starbucks on South Main St. Based on recent new construction, I was under the impression that new buildings on Main St are supposed to conform to standards that dictate structures have pitched roofs similar to homes. The facility in the rendering looks too industrial for Cheshire's Main St; it actually reminds me of a building one would see on a busy four-lane street such as North Colony Rd in Wallingford or Meriden. I also fear that an additional national chain coffee shop in Cheshire will take business away from the local Mom & Pop coffee shops, which already have to compete with the three Dunkin locations in town.

Sincerely,  
Michael Molkenbuhr

**Voelker, William**

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**From:** Karen Schnitzer <kschnitzer1@aol.com>  
**Sent:** Monday, February 8, 2021 9:45 AM  
**To:** Comments  
**Subject:** 944 South Main St

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Town of Cheshire  
FEB 08 2021

February 8, 2021

William S. Voelker, Town Planner  
Jeff Natale, Commissioner  
Planning and Zoning Commission

Planning Dept

RE: STARBUCKS, Property at 944 South Main Street

Dear Planning and Zoning Commission:

The Coalition for a Sustainable Cheshire has followed the proposed site plan process for Starbucks on South Main Street, and we would like to express our concern for the number of non-native and invasive plants that are included.

Birds, butterflies and other pollinator and insect populations have been decimated in the last few decades. North America has lost 3 billion birds since 1970. That is nearly one-third of the population of birds. For birds to thrive, they need insects. As insect populations plummet, so go birds. And this cycle is fundamentally shaped by the native plants available to insects and birds.

To halt and reverse these trends, all of us, from individuals to large corporations, must plant with *native* plants. Additionally, the building's proximity to the Mill River, an important water body that serves hundreds of thousands with drinking water and drains into Long Island Sound, needs to be protected. Native plantings on this site have the potential to support and enrich the local ecosystem.

We respectfully request that further thought be given to the planting choices. To assist, we have provided a list of attractive plants, native to Connecticut.

In closing, please know that native landscaping, even around a small building, can make a positive difference for birds and pollinators, and we hope you chose to enthusiastically do so, and become a leader in supporting native plantings in Cheshire.

Sincerely,

Karen Schnitzer, co-chair, Coalition for a Sustainable Cheshire  
Joy VanderLek, co-secretary, CSC  
Pam Roach, CSC  
Anupa Simpatico, CSC

**Links to studies cited in this letter:**

<https://www.birds.cornell.edu/home/bring-birds-back>

<https://www.nationalgeographic.com/animals/2021/01/studies-confirm-alarming-insect-decline>

<https://islandadvantages.com/news/2016/jul/7/lecture-illuminates-insect-specialization-and-the/#.YBwFrJeSnIU>

**Native Plant Alternatives:**

**Instead of Japanese Barberry, (sterile or not):**

Bayberry (*Myrica pensylvanica*)

Common Winterberry (*Ilex verticillata*) (please do not use a nativar or cultivar)

Inkberry (*Ilex glabra* Shamrock)



Ninebark (*Physocarpus opulifolius* 'Diablo')  
Virginia Sweetspire (*Itea virginica*)

**Instead of *Eunymous fortunei*** – Japanese Wintercreeper (non-native, invasive):  
Bearberry (*Arctostaphylos uva-ursi*)  
Golden ragwort (*Packera aurea*).  
Juniper horizontalis 'Bar Harbor'  
Lowbush blueberry (*Vaccinium angustifolium*)  
Three-toothed cinquefoil (*Sibbaldiopsis tridentata*)

**Instead of *Ilex verticillata* "Berry Heavy"** – Winterberry Berry Heavy (nativar)  
Please consider the **straight species of this native**.

**Instead of *Pennisetum alopecuroides*** – Chinese Fountain Grass:  
Prairie Dropseed, (*Sporobolus heterolepis*), which is a **native to Connecticut**.

**Instead of *Pieris japonica* 'Mountain Fire'** – (non-native):

American cranberry bush (*Viburnum trilobum*)  
arrow-wood viburnum, (*Viburnum dentatum*)  
Chokeberry (red) (*Aronia arbutifolia*),  
Ninebark (*Physocarpus opulifolius* 'Diablo')  
swamp haw (*Viburnum nudum*)  
witch-alder, (*Fothergilla gardenia*)

**You could also consider gray dogwood or red-twig dogwood, as well as native azaleas or rhododendrons.**

**Instead of *Spiraea japonica* 'Double Play Red'** – Japanese Spirea (non-native, invasive):

Birch-leaved spirea, (*Spiraea betulifolia* 'Tor'),  
Meadowsweet could also be a good choice.

The alternatives for Double-file *Viburnum*, below, would also make good choices, as well as the alternates for Barberry, above.

**Instead of *Viburnum plicatum tomentosum* 'Marlesii'** Double-file *Viburnum*, Asian non-native:  
Witherod *Viburnum* (*Viburnum cassinoides*),

**Instead of *Weigela* (*Weigela florida* Wine & Roses)** which is native to parts of Asia,  
**many of the aforementioned choices could easily be suitable alternatives.**