

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION
PUBLIC HEARING HELD ON MONDAY, MARCH 26, 2012 AT 7:30 P.M. IN
COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE
CT 06410**

Present

Earl Kurtz, Chairman; Sean Strollo, Vice Chairman; Tali Maidelis, Secretary;
Lelah Campo, Martin Cobern, S. Woody Dawson, John Kardaras, Gil Linder,
Louis Todisco

Alternates – Jim Bulger, Edward Gaudio, Leslie Marinaro

Absent:

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Mr. Kurtz called the public hearing to order at 7:30 p.m.

Mr. Kurtz read the fire safety announcement.

II. ROLL CALL

Mr. Maidelis called the roll.

III. DETERMINATION OF QUORUM

Following roll call a quorum was determined to be present.

IV. PLEDGE OF ALLEGIANCE

The group Pledged Allegiance to the Flag.

V. COMMUNICATIONS

VI. BUSINESS

Mr. Maidelis read the call of public hearing.

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| 1. Subdivision Application | PH 2/15/12 |
| Sunrise Land Associates LLC | PH 2/17/12 |
| South Meriden Road (RTE 70) | PH 3/12/12 |
| And Oregon Road | PH 3/12/12 |
| 8-lots | MAD 5/30/12 |

Darin Overton, P.E. represented the applicant for the application on South Meriden Road and Oregon Road. At the last hearing of February 27th, some issues raised by the public have been worked out, and Engineering Department review issues. Mr. and Mrs. Neumann appeared at the last hearing stating concerns about the proposed subdivision and the relationship to their property. On March 6th a meeting was held with the Neumanns to discuss their concerns, the traffic turning movements regarding their property, discussed the proposed

wells for the project as they relate to their property. It was discovered that their well is outside the influence area of the wells for the proposed development. With regard to the sprinkler system drawing water out of the aquifer, this was looked into, and the systems are closed with a 300 gallon storage tank initially filled, and if the system goes off it would run off this tank until the tank ran dry. This system is there to knock the fire down so people can get out of the house waiting for the fire department.

Earth work calculations were looked at and there is a small deficit of material on the property. With some adjustment in the lot rating for the individual homes it will be a balanced project. Regarding hours of operation, they will be 7 a.m. to 7 p.m. Monday through Saturday. All concerns have been addressed.

Revised plans and letters have been submitted for Engineering Dept. comments, with information on the drainage and roadway design. All issues have been addressed.

Mr. Voelker informed the Commission that the Engineering Dept. is satisfied. There was a meeting last week, and a conversation today with the Town Engineer who is satisfied with the changes made by Milone and MacBroom on this application. There is a letter in the file on the hours of operation conceded to by the applicant.

Mr. Maidelis asked the Neumann's if they were satisfied with the answers from the applicant.

PUBLIC

Kenneth Neumann, South Meriden Road, addressed the Commission, stated there was a meeting held with staff and the builder; it was informative and productive; and his questions were answered, and is satisfied with the answers. Mr. Neumann expressed appreciation for the time taken by staff and the developer to put everything together. He commented on the public notice reading which said R-40 R-20 zone, and it should be R-40 and R-80.

Mr. Voelker agreed that this is R-40, R-80 zoned, and this error will be corrected.

Mr. Neumann thanked the Commission for their help.

Peter Greenwood, 270 Oregon Road, said he missed the previous meeting where the site plan was reviewed and asked that it be reviewed again. Also, a neighbor said he had commented on whether it was possible to use access from South Meriden Road behind the homes on Oregon Road for as much of the heavy construction, as possible. This will keep debris and trucks off Oregon Road where there are many children on and off the school buses.

Mr. Kurtz said the first phase of construction will be off South Meriden Road.

Mr. Voelker said this was discussed at the last meeting, and this is, in no way, anything like prior construction. There is not much excavation for this development with material leaving the site.

Mr. Overton reviewed the site plan, and said it has been agreed to limit the construction access to South Meriden Road for the proposed roadway for the subdivision. In the early stages of development there is a temporary access road from the proposed cul de sac out to South Meriden Road. During that phase, all construction traffic will come over this access road. Once the proposed roadway is constructed there will be elimination of the temporary access road, and utilize Oregon Road and the new subdivision road for construction of the individual house lots as they are sold. There is elimination of the majority of the construction traffic.

Mr. Dawson noted that from Milone and MacBroom, March 20, 2012 letter, this is stated and in the record.

Doug Hick, 290 Oregon Road, was not at the first public hearing, but was at the meeting with the builder. His concern is on Oregon Road, as you first turn onto the road, there is a section on the left hand side of the curb and sidewalk taken care of by a resident. He spoke with PW Dept. and this is the first time they have been out there cutting back trees so kids can walk on the sidewalk, rather than cross the street. He has a concern about open vacant space in front of a home to be taken care of by the homeowner or builder or association, so this problem is not there again.

Mr. Strollo requested Mr. Hick to look at the plan, ask questions now.

Mr. Cobern said he does not believe this property abuts the south side of Oregon Road...it is behind the existing homes.

Kenneth Neumann stated that the property along Oregon Road does not belong to him and never will belong to him. He has no responsibility for it. This is Town property and it is not up to him to maintain it, clear it, plow it, or shovel it etc. There seems to be a misconception to people in the area that this is his property, and it is not his property.

Chairman Kurtz advised the members of the public that this issue has nothing to do with this application. The issue can be taken up with Public Works Department or the Police Department or the district Councilor.

THERE WERE NO FURTHER COMMENTS OR QUESTIONS.
THE PUBLIC HEARING WAS CLOSED.

VII. ADJOURNMENT

MOTION by Mr. Cobern; seconded by Mr. Kardaras.

MOVED to adjourn the public hearing at 8:10 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk