

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION
PUBLIC HEARING HELD ON MONDAY, MAY 14, 2012 AT 7:30 P.M. IN
COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE
CT 06410**

Present

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

Alternates: Edward Gaudio

Absent: Martin Cobern, Earl Kurtz Jr.; Alternates Jim Bulger and Leslie Marinaro

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Mr. Strollo called the public hearing to order at 7:31 p.m.

Mr. Strollo read the fire safety announcement.

II. ROLL CALL

Mr. Strollo 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. BUSINESS

Town Planner Voelker read the call of public hearing.

- 1. Resubdivision Application**
Diversified Cook Hill LLC
Plank Road
14 Lots

PH 5/14/2012
MAD 7/18/2012

Ryan McEvoy, P.E. Milone and MacBroom, represented the applicant for the 14 lot resubdivision which was before the Commission in 2010-2011, and withdrawn by the applicant. The subject application is substantially similar to the prior application.

Mr. McEvoy explained that the site is 75 acres on Plank Road, located about 1100 feet from the Cheshire/Waterbury municipal boundary, in an R-80 zone. The parcel consists of four separate pieces, the largest of which is a 65 acre piece which forms the body of the lot. There are two separate lots which are part of the application which were formerly part of the Waterbury/Meriden tram line, one owned by Clarence Mill and the other by Cheshire Development

Company. There is a one acre parcel retained by the applicant, off Plank Road, which is how this property retains its frontage.

Bordering the parcel is I-84; to the east is a residential subdivision; to the south is residential properties and vacant land; and to the west is more vacant parcels along Plank Road. One major feature of the site is a high pressure transmission gas line easement, running through the parcel, east to west, and is shown on the map as the only area of clearing by the gas company. Otherwise the parcel is entirely wooded.

The site ranges in steepness and slope from flat on the eastern portion where there is a large wetland corridor and gently slopes to the south towards Plank Road, and then to the west to another wetland corridor where it discharges beneath I-84. The highest point is about elevation 650 located on the western/central portion, and the lowest point is at 530 where the site drains underneath I-84.

The focus of the subdivision is on the western portion of the parcel upland areas, and the remaining eastern half is proposed to remain as land of the applicant. On the map Mr. McEvoy pointed out the western portion of the lot, gas lines, and the proposed 14 lot subdivision. The subdivision is the western half of the lot. On the sheet the gas line is shown at the bottom with I-84 on the north part of the parcel, the top part of the map.

All of the 14 lots will take access off Town standard roadway with terminating in a cul de sac. Lots range in size from 5.5 acres to just over 80,000 s.f. minimum for the zone.

Mr. Voelker pointed out that "West Meadow Court" road name will be changed, and this is a recommendation from Public Works Dept. to avoid confusion during an emergency situation. The new name of this road is yet to be determined.

Mr. McEvoy stated that all lots meet zoning requirements; no variances are needed; and the lots will all be served by private wells and septic systems. In order to mitigate any increases in runoff, the applicant proposes a three tier water management system. The first goal is collection and conveyance of runoff from developed areas; the second is to provide detention to maintain peak rates of runoff from existing conditions; and the third is a water quality treatment to provide storm water renovation and remove sediment from roadway runoff. There will be a standard pipe and catch basin system required by the subdivision regulations. Drainage will be directed towards two storm water management basins, the first located to the eastern portion of the lot, and the second along the vicinity of the existing tram lines. These basins are equipped with a sediment basin before the storm drainage discharges into the basin itself to collect sediment and catch floatables (oil etc). The basins include opportunity for infiltration as soil conditions in this area are sandy.

Sediment erosion control plans are included in the plans. There is construction sequencing which describes how the limits of disturbance will be protected, and wetland areas to be protected, all with silt fencing, hay bales, and directed towards sediment basins where sediment can settle and be removed as needed.

One aspect of the plan which is different from the 2010 plan is that there is inclusion of a fire suppression cistern, 30,000 gallons, located between lots 13 and 14. This is a fire department requirement due to no public water in this area.

Mr. Voelker stated that there is also consideration of residential sprinkler systems.

According to Mr. McEvoy the applicant has had discussions with the fire department about the residential sprinkler systems in lieu of the cisterns, and at this time the cistern plan is moving forward, due to the cost involved.

Mr. Strollo asked about length of driveways.

Mr. McEvoy said the longest driveway is 550 feet for lot #6; lot #2 is 450 feet; lot #9 is also 450 feet.

Regarding lot #2, Mr. Strollo asked how large this lot is.

This lot is about 5.4 acres, and Mr. McEvoy said one comment from the 2010 application was concern over the future development potential of that lot. As part of this application there is inclusion of a conservation easement on the eastern portion of the lot to limit potential of further division of this property.

Mr. Linder asked about the size of the houses to be built.

Mr. McEvoy advised that the proposal is for four bedroom houses on the lots. There are large footprints for the houses in the event the applicant can build large houses. Given market conditions, it is more likely they will be three bedroom houses, but the proposal is for a four bedroom house at this time.

Ms. Campo asked about sidewalks.

There will be sidewalks and Mr. McEvoy said they will be on both sides of the cul de sac, terminating at Plank Road.

Mr. Todisco asked how far the cisterns are from the farthest house.

Mr. McEvoy estimated they are 900 to 950 feet in distance, and he pointed them out on the plans, between lots 13 and 14. Lot #6 is the farthest house from the cisterns.

For the houses at the top of the drawing, Mr. Todisco asked how far they are from the cisterns, i.e. a longer way or not.

Mr. McEvoy said they are about the same, as the cisterns were placed so no house is more than 1,000 feet from the cistern location.

For using the cisterns, Mr. Todisco questioned the fire department having a hose which would go up to a house 900 feet away.

Stating that is correct, Mr. McEvoy said the fire department has not finalized their review of the cistern location. The applicant proposed the location and awaits the fire department's decision.

From previous applications, Mr. Todisco said the Commission has learned that these fire suppression systems in the houses are not meant to knock out a fire, but to slow it down for people to evacuate the house. Without the cisterns he asked what would happen with fire suppression.

Mr. McEvoy said the discussion with the fire department was sprinklers or the cistern, and subdivision requirements do not require both, and the applicant will work with the department to determine what is best for the site. No final decision has been made yet.

Without the cisterns, Mr. Todisco said the fire department would have to bring in their own water source.

Mr. McEvoy said he is not sure of the regulations in this regard.

Mr. Voelker said the fire department could tie into the Waterbury system, but it is far out on Plank Road, about 1200 feet. One of the reasons this application was withdrawn was because the applicant wanted to work with the City of Waterbury and there is no mutual agreement reached to date regarding the water source. Subdivision regulations do not require both systems. This is a situation with a difficult piece of property, without public water, and the fire department is looking into the solution for fire suppression. The sprinkler system enables people to get out of the home; does not suppress the fire; and the fire department must still get into the house with a quantity of water.

It was stated by Mr. Todisco that people get out of the house which is still burning, but there is no available water to put out the fire except for the fire truck itself, and no place to easily get water. Other applications have had a hydrant close by to fill up the fire truck.

Mr. Voelker said there is Waterbury city water which the fire department can tap into, and the hydrant is about 1200 feet away on Plank Road. At this time we are awaiting final assessment and formal comments from the Fire Chief.

Mr. Todisco pointed out that the hydrant is 1200 feet away from the property line, but could be up to 2200 feet away from a house.

Another item from Mr. McEvoy was submission of copy of the Police Department information on available sight lines coming off the proposed road and Plank Road. It is determined, from the speed study, that the 85th percentile of speeds on Plank Road are about 41 mph. To the east (left) there is in excess of 500 feet, more than adequate for this speed. Looking to the right there is no vertical obstruction in the roadway, the road is flat, with much vegetation in the right of way which must be cleared to achieve needed sight lines. Permission has been received from IWW to clear vegetation on the right of way, without easements from neighboring property owners. This is being reviewed by the police department.

Before the next meeting Mr. Voelker said there will be information and final police department comments on the sight line, any improvements which must be made, and copies of the current report are in the file.

Mr. McEvoy commented on the waiver issue. Mr. Voelker advised this is a separate item not part of the public hearing, but under the special meeting agenda.

There were no further questions or comments. The public hearing was continued to May 29th.

VI. ADJOURNMENT

MOTION by Mr. Dawson; 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