

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION PUBLIC HEARING HELD ON TUESDAY, MAY 27, 2014, AT 7:30 P.M. IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

Sean Strollo, Vice Chairman; Gil Linder, Vincent Lentini, Louis Todisco.

Absent: Lelah Campo, S. Woody Dawson, Edward Gaudio, John Kardaras, Earl J. Kurtz

Alternates: Jon Fischer, Diane Visconti. Absent: Leslie Marinaro

Staff: William Voelker, Town Planner

**I. CALL TO ORDER**

Vice Chairman 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**

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| <p><b>1. Zone Text Change Amendment</b></p> <p><b><u>Town of Cheshire</u></b></p> <p><b>To amend Section 23, Definitions</b></p> <p><b>Add: Recreation Active and Recreation,</b></p> <p><b>Passive</b></p> <p><b>To amend Section 30 Schedule A, Permitted</b></p> <p><b>Uses, Item 29A</b></p> <p><b>NO ACTION TAKEN; P.H. CONTINUED TO 6/9/14</b></p> | <p><b>PH 2/24/14</b></p> <p><b>PH 3/10/14</b></p> <p><b>PH 3/24/14</b></p> <p><b>PH 4/14/14</b></p> <p><b>PH 4/28/14</b></p> <p><b>PH 5/12/14</b></p> <p><b>PH 5/27/14</b></p> |
| <p><b>2. Resubdivision Application</b></p> <p><b><u>Kathie A. Welch</u></b></p> <p><b>Reservoir Road</b></p> <p><b>3 (2 new) lots</b></p> <p><b>PUBLIC HEARING POSTPONED TO 6/9/14</b></p>   | <p><b>PH 5/12/14</b></p> <p><b>PH 5/27/14</b></p> <p><b>MAD 7/31/14</b></p>  |

Town Planner Voelker read a letter from Darin Overton, P.E. Milone and MacBroom requesting postponement to June 9, 2014 as the application is still pending before Inland Wetlands and Watercourses Commission.

**3. Zone Map Change Petition  
BeMore Investments Inc.  
314 West Main Street  
From R-20 to R-20A**

**PH 5/12/14  
PH 5/27/14  
MAD 7/31/14**

Mr. Voelker read a letter from Attorney Joseph B. Schwartz, dated 5/22/14, regarding the BeMore Investments Inc. application into the record of the meeting.

Attorney Ryan B. Corey represented the applicant and stated he received a copy of the letter from Attorney Schwartz. At the last public hearing, Attorney Corey cited cases on spot zoning, and at this public hearing he will state how the change from R-20 to R-20A for 314 West Main Street will benefit the Town of Cheshire.

Attorney Corey stated that the zone change request falls within the Town of Cheshire's Plan of Conservation and Development (Plan). 314 West Main Street is already located on a major thoroughfare in Cheshire, and the Plan defines West Main Street as a major road with high visibility (RT 68 and RT 70). The Town has targeted West Main Street for renovations; the Town has received a \$500,000 STEAP grant for brick sidewalks along West Main Street with the street getting an improved appearance; and is on the Town's radar as part of its Plan. The applicant is proposing an opportunity to renovate a vacant building and greenhouse (vacant over a year), and until something is done the site continues to be in disrepair.

It was noted by Attorney Corey that the Plan makes reference to the beautification of the Town, and this application will be submitted to The Beautification Committee for approval. Granting the zone change provides an opportunity to continue to enhance the appearance of West Main Street.

Mr. Corey referenced page 56 of the Plan, which requires main thoroughfares to be well landscaped and architecturally pleasing. He said the zone change will allow for opportunity to renovate this site and area of Town.

It was noted by Attorney Corey that R20-A in this area is consistent with the current zone map scheme. Route 10 is another main road in Town, and has multiple R20-A zoned areas between the Police Station and Cheshire Academy. Maple Avenue has R-20A zones; these zones are common on main roads; and West Main Street is a main road near the center of town, and adding another R-20A is consistent with the Plan. There is a hybrid of different zoning designations on West Main Street...at the top by Maple Avenue there are several R20 zones, then some commercial R-20A zoned areas.

The Commission was told by Attorney Corey that the change of the zone from R-20 to R-20A will not upset the character of the neighborhood. Section 70 of the regulations provides the Commission the authority to make this zone change for 314 West Main Street to R-20A, and it will be consistent with the Plan of Conservation and Development.

THE PUBLIC HEARING WAS CLOSED.

**4. Special Permit Application**  
**Robert C. Schechinger, Jr. ASLA**  
**267 Finch Avenue**

**PH 5/27/14**  
**MAD 7/31/14**

Robert C. Schechinger represented the applicant, and submitted documentation of certified mailing notice to abutting neighbors, and a scale model of the completed site. Mr. Schechinger explained that the Franciscan Sisters are requesting approval for modifications to the original and approved plans for their Finch Avenue site.

The following modifications were cited by Mr. Schechinger who pointed them out on the plans and rendering.

Shifting of the road about 4 to 5 feet; saving mature trees on the property; elimination of one sidewalk; reduction of 10,000 sq. ft. area of disturbance within the building envelope.

Addition of six (6) grass pavers/parking overflow spaces; they are the same used for the emergency access connector that circles behind the Chapel.

A 24 foot high open-air free standing bell tower was added to the Chapel, which will be manually operated (rung) at 12 Noon and 6:00 p.m. for call to prayers.

Widening of the area by the curbed island; replaced with ornamental pavers; there will be better emergency access.

Storm drainage system was realigned and shortened to efficient regrading; some trees were saved (Sugar Maples, Spruce etc.); no major changes to the storm drainage.

Site lighting (sheet 8) was refined and detailed; full cut-off light fixtures are used so there is no light trespass off site.

Tree timbers will be used on the tower.

Mr. Schechinger explained that a "building envelope" is the area around the perimeter of the site. There is a construction envelope, and this has been reduced by 10,000 sq. ft. with the changes.

In response to a question about the application going before The Beautification Committee, Mr. Schechinger stated that this will be done once there is PZC approval. He also noted that neighbors have been promised heavy buffering/plantings/screening around the site. With regard to the overflow parking, there is no access through Suffield Court. There is an emergency gate which has been there and part of the original approval; everything is circular through the community land; and nothing goes in or out Suffield Court. The overflow parking will be used only when needed. The emergency access area was approved by the Fire Marshal.

Mr. Voelker advised there were no Engineering or Fire Department comments regarding the modification application. He noted that everything went through extensive review by Town departments during the original application.

THE PUBLIC HEARING WAS CLOSED.

**VI. ADJOURNMENT**

MOTION by Ms. Visconti; seconded by Mr. Lentini.

MOVED to adjourn the public hearing at 8:00 p.m.

VOTE The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk