

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION PUBLIC HEARING HELD ON MONDAY, DECEMBER 14, 2015, AT 7:30 P.M. IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410.

Present

Earl J. Kurtz, Chairman; Sean Stollo, Vice Chairman; Members: S. Woody Dawson, Edward Gaudio, John Kardaras, Vincent Lentini, Gil Linder, Louis Todisco, David Veleber.

Alternates - Jon Fischer and Jeff Natale

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Chairman Kurtz called the public hearing to order at 7:31 p.m.

II. ROLL CALL

The clerk 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

1. Special Permit Application

H and H RE, LLC

Moss Farms Road

To re-approve rear lot Accessway in an Approved 2-lot subdivision

PH 12/14/15

MAD 02/17/16

Attorney John Fries represented the applicant. Mr. Fries explained this application is for a re-approval of a special permit for a rear lot access way in an approved 2-lot subdivision.

Town Planner Voelker informed the Commission that the special permit approval expired in 2007; the applicant is bringing it back now; and there is a five year limit for this approval under the regulations. The original approval was in 2002, and there are no changes in the current approval request. Over the years there have been no changes to the zoning regulations for construction of a rear lot access way. The application is set as far as wetlands are concerned.

On the plans, Mr. Veleber said "alternate 1" shows a cul de sac.

Mr. Voelker explained this is the rear lot access way, which is under the same design standard as a cul de sac.

The Commission was advised by Mr. Voelker that the Fire Department and Engineering Department had no comments on this application.

THE PUBLIC HEARING WAS CLOSED.

2. Special Permit Application
92 Main Street LLC
92 Main Street
Massage and Facials

PH 12/14/15
MAD 02/17/16

David Drescher, owner of 92 Main Street, and Melanie Schipritt, 54 East Mitchell Avenue, presented the application.

Ms. Schipritt stated that she has been a massage therapist for 10 years, and wants to set up her business in Cheshire at 92 Main Street. This is a small business, averaging 6 to 12 clients a day, hours of operation 9 a.m. to 6 or 7 p.m. seven (7) days a week. There will be two licensed therapists on site in the morning and afternoon, and no receptionist.

The Fire Department comments were read into the record by Mr. Voelker who said they require an emergency key box. The building permit application will be reviewed by the Building Department and Fire Marshal, and the key box for fire emergency entrance to the facility.

THE PUBLIC HEARING WAS CLOSED.

3. Special Permit Application
SRJSA Properties LLC
1525 Highland Avenue
Addition of 2,400 S.F. Garage

PH 12/14/15
MAD 02/17/16

Mr. Stroll was recused from application #2. Mr. Fischer was the alternate.

Ryan McEvoy, P.E. Milone & MacBroom, represented the applicant.

Mr. Voelker explained that the application came in with a "2,400 S.F." garage, and the legal notice was published that way. However, the plans are for a "4,800 S.F." garage. The legal notice was in error.

Mr. McEvoy acknowledged that the error in citing the square footage of the garage was on the part of Milone & MacBroom in listing the building incorrectly. It is 4,800 S.F. sized garage building at 1525 Highland Avenue. The site is set between Commerce Court and Schoolhouse Road.

On the plans, Mr. McEvoy pointed out the two buildings on site (tan color), store front, repair area in center of the parcel, and existing home in the south side of the parcel.

There is an auto repair to the west, single family home to the north, a day care facility to the south. The site is 2.5 acres, triangular in shape, gently sloping, with a rear grass area.

The applicant will construct the three door garage with bays for vehicle storage, and it will be to the rear center of the parcel, and 4,800 S.F. in size. It is a barn style construction, has no sanitary facilities or amenities. There will be expansion of the gravel parking areas (gray color), and parking for outdoor vehicles. There is an increase in runoff associated with the impervious/gravel surface; there will be a shallow rain garden good enough for a 100 year storm.

This is a straight forward application, and Mr. McEvoy said the applicant provided a rendering of how the building will look upon completion.

Mr. Voelker reported staff received the revised plans showing the operations area pulled back 10 feet from the property lines.

Mr. McEvoy stated there is a vegetation area on the southwest corner of the parcel.

There are no comments from the Fire Department or Engineering Department, and Mr. Voelker said drainage calculations were received and satisfied the CFD.

Mr. McEvoy acknowledged the staff comments and the applicant accepts them.

Regarding the crushed stone parking areas, Mr. Todisco asked if the site has to comply with parking space regulations, and if there are enough spaces for the operation.

On the plans (light gray) it shows the parking areas and Mr. McEvoy said the rear will be used for tow trucks and other equipment and vehicles. The parking area will permit the applicant to keep vehicles on site; 10 vehicles can fit into the 3-bay garage; and there will be space to maneuver and move vehicles around.

Mr. Lentini asked if the outdoor area would be gated or fenced.

Mr. McEvoy said the outside area would be fenced in, but there is no fencing on the south side of the site at this time.

With regard to the error in the public notice, the Commission was informed by Mr. Voelker that the Town Attorney advised if it is not a material need there is no problem, and there have been no inquires about this application.

THE PUBLIC HEARING WAS CLOSED.

VI. ADJOURNMENT

MOTION by Mr. Todisco; seconded by Mr. Veleber.

MOVED to adjourn the public hearing at 7:59 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk