

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION PUBLIC HEARING HELD ON MONDAY, OCTOBER 24, 2016 AT 7:30 P.M. IN COUNCIL CHAMBERS, 84 SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

Earl J. Kurtz III, Chairman; Vincent Lentini, Gil Linder, John Kardaras, Louis Todisco, David Veleber.

Alternates - James Jinks, Jeff Natale.

Absent: Sean Strollo, S. Woody Dawson, Edward Gaudio and Alternate Jon Fischer.

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. NEW BUSINESS**

Secretary Veleber read the call of public hearing for each application.

- |   |                      |
|---|----------------------|
| <b>1. Special Permit Application</b>                          | <b>P.H. 9/26/16</b>  |
| <b><u>Elim Park Baptist Home Inc.</u></b>                     | <b>P.H. 10/13/16</b> |
| <b>140 Cook Hill Road</b>                                     | <b>P.H. 10/24/16</b> |
| <b>Construction of a new employee parking Lot, 46 spaces.</b> | <b>MAD 12/28/16</b>  |

Henry Thomas, ASLA, LRC Group, represented the applicant. Mr. Thomas informed the Commission that adjustments have been made to the plans since the October 13th public hearing. Drawings have been revised which represented the changes. A meeting was held with the Town Engineer who formally reviewed the amended plans and approves of them.

Drawings Revised - Screening, Grading and Drainage, Site Lighting.

1. Screening - an extension on the fence was added on the west side of the property around the corner of the parking lot, along the north side of the proposed parking lot to a point 8 feet east of the NE corner of the lot.

The landscaping plan was adjusted and increased accordingly; plantings are located on the side of the fence facing neighboring lots. The new fence line is set 9 feet from the face of the curb for storage of snow from plowing. This area and the area between the existing garage and new parking lot will be used for snow storage. Mr. Thomas pointed out the areas on the displayed plans.

2. Grading and Drainage - the fence was to be on top of the low berm for greater height; the berm will be continued 24 feet above the pavement and fence line on top. There will be no water runoff from the parking lot area. It will run off across the curb line around the edge, and there is containment by the short berm. The outlet piping has been increased to 12 inches diameter for overflow from the permeable pavement section. The large pipe will expand flow capacity if the catch basin is acting as the primary inlet point for the parking lot.

The permeable pavement will fully contain 2, 5, 10 and 25 year storms with no water runoff coming out of the system; 50 and 100 year events would have a small amount of water coming out of the system. Each of the three points will have net reduction in terms of flow; the permeable pavement does take care of impervious pavement in terms of runoff.

3. Site Lighting - the fixture lens would be set at 10 feet above grade finish; the plan meets all the requirements of the low line which is zero; the 10 feet lens height matches the top of adjacent fencing; the fence will further reduce the perception of the parking lot lighting. The light directly across the fence is nearly impossible to see under normal circumstances. There is a motion activated dimming system for the lights. Mr. Thomas commented on Elim Park being sensitive to the comments of neighbors at the last meeting.

#### PUBLIC

John Homer, 108 Fawn Drive, pointed out his house on the plans. He asked about the height of the lights in relationship to the top of the fence or at the top of lens.

Mr. Thomas said it is 10 feet is to the lens.

Allen Jones, 18 Fawn Drive, commented on the 10 feet to the top of the lens and asked if the lens could be recessed 2 to 3 inches so there is no light coming across and above the fence itself. For the draining, he suggested a trench, and said a pipe is not needed. At the northeast corner of the lot there is a catch basin drain that goes into the pond, and he suggested going from the catch basin into the pond. Mr. Jones thanked Elim Park and Mr. Thomas covering all the drainage questions and for the lower lights.

In response to these comments, Mr. Thomas said the applicant could take more off the height of the poles. Six inches makes for lower light and would not impact the lighting levels. Regarding the connection from the drain to the pond he said they did not want to violate existing vegetation in the areas. It would have been complicated and it is easier to connect the existing pipe.

THE PUBLIC HEARING WAS CLOSED.

**2. Special Permit Application**  
**Whitney Watts**  
**825 Wallingford Road**  
**In-law apartment**

**P.H. 10/24/16**  
**MAD 12/28/16**

Whitney Watts, 825 Wallingford Road, requested approval for a 750 sq. ft. in-law apartment on the property per the regulations. The property has city water and sewers. He is ready to retire, sold his house, and would like to have this in-law apartment at his son's home.

THE PUBLIC HEARING WAS CLOSED.

## **VI. ADJOURNMENT**

MOTION by Mr. Kardaras; seconded by Mr. Veleber.

MOVED to adjourn the public hearing at 7:50 p.m.

VOTE The motion passed unanimously by those present.

Attest:

---

Marilyn W. Milton