

Chester Planning & Zoning Commission
Public Hearing Minutes, December 11, 2014
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The Chester Planning & Zoning Commission held two public hearings on Thursday, December 11, 2014, at the Chester Town Hall, 203 Middlesex Avenue, Chester, Connecticut. In attendance and seated were Jon Lavy, Mel Seifert, Steven Merola, Errol Horner, Henry Krempel, Peter Zanardi, Doreen Joslow, Sarah Jansen (seated for S. Murray) and Michael Sanders (seated for K. Scherber who recused himself from these two applications).

The first hearing commenced at 7:32 PM.

Chairman Lavy read the Notice of Public Hearing into the record, said notice having been published in the Hartford Courant on November 26 and December 3, 2014.

Application for Special Exception #14-06 submitted by A.I.S. Properties LLC (owner and applicant) to construct 80' x 70' building for rental spaces, on property located at 25 Airport Industrial Park Road (Map 17, Lot 21, Zone RLM).

Chairman Lavy explained the public hearing procedures.

Joel Nucci introduced himself as the applicant. As background, he noted he submitted previous applications a few months ago, but withdrew them due to concerns of a few people and moved that business to another facility. The building would not have been able to contain the sound from that business. He took the people's concerns very seriously.

Mr. Nucci noted this application was for an 80' x 70' building with offices upstairs and storage underneath. As an example if this is approved, he has someone who would like to store 4 cars inside a facility. He also has a small carpentry business and would have an office upstairs.

These businesses would be quiet, no noise, not a lot of people going in and out. Just a place for people to have offices and storage.

Chairman Lavy asked if there were any images of the metal building. Nucci replied no. He was waiting for zoning approval before doing building plans. Lavy noted it is basically a metal building, 2 stories tall. Nucci replied correct.

Chairman Lavy asked about outside lighting. Nucci replied there would be outside lighting on the building and in the parking lot. There would also be cameras.

Chairman Lavy asked if there were landscape plans. Nucci replied not yet. Lavy asked if there would be outside storage. Nucci replied no, everything will be inside. The only thing outside is

people's cars.

Bill Sangster, 65 Airport Industrial Park Road, noted he would like to speak in favor of this application. He felt it was to everyone's benefit to develop these two lots. He noted "rental" doesn't really come under a use and would like to understand if this is a blanket approval. It was his understanding that under Section 80, the only mechanism for a business to get approval would be by Special Exception so each individual tenant would need to go through the Special Exception process. He stated he was glad this is going through the Special Exception process because the public gets a chance to talk about these applications. He again noted he would support this application.

Madaline Meyer, nearby neighbor, noted now that she has heard what this application entails and the public has the option of coming to a meeting and voicing any concerns, she would not be against it.

Peter Zanardi asked if the applicant had any other potential tenants. Nucci replied no, not at this time. He indicated there may be landscapers needing a place to store their equipment and have an office upstairs. He reiterated nothing would be stored outside.

Keith Scherber, 70 Winthrop Road, noted he was speaking for himself. He had questions about landscaping and lighting as he can see this site from his property. Nucci replied he can work with Mr. Scherber regarding lighting if it becomes an issue. He replied there will be lighting probably just around the building. Lighting will be very nominal.

Errol Horner asked if the applicant was coming before the Commission tonight for an approval. Nucci replied he did not expect an approval tonight. Mr. Horner asked if this site plan was final as far as the building. Nucci replied yes pretty much so as not to encroach on wetlands. Horner suggested rotating the building to take advantage of solar. He further noted the Commission does not have purview over that, but was just making a suggestion.

Errol Horner noted a question for the Commission would be since Mr. Nucci would be controlling the renting, does the Commission have to approve what's being rented. It was reiterated any new tenant would have to come before the Commission for Special Exception approval.

Joel Nucci noted there probably would be either 4 or 2 units in this building depending on how much space the tenant would require. It most likely will be 4 units.

Chairman Lavy asked if the applicant was looking to do just offices and storage. Nucci replied yes, that would basically be the use. He would like one business in one whole unit, storage and office together.

Chairman Lavy read the following letters/emails into the record-

1. Email from Lee Vito, Sanitarian, dated December 9, 2014, indicating the septic system has been approved for 8 employees.
2. Email from Anna Sweeney, Wetlands Compliance Officer, dated December 8, 2014, indicating there are no regulated activities on this site.
3. Memo from R. E. Leighton, Fire Marshal, dated December 6, 2014, indicating he had a number of concerns which would be addressed in detail at the time of submission of an application to the Building Official.
4. Memo from John Schiavone, 80 Airport Industrial Park Road, dated December 10, 2014.

Chairman Lavy asked if there would be any signage. Mr. Nucci noted there would be a granite stone for people to hang individual signs as businesses come and go. The sign will be as one drives in.

Chairman Lavy noted this hearing would be kept open to allow the applicant to provide additional information on signage (sketch), landscaping plan, lighting plan and an elevation for height of the building as well as materials for the building.

Motion by Zanardi, second by Horner, to continue public hearing for 25 Airport Industrial Park Road application. Unanimously approved. Motion Carried.

Chairman Lavy read the Notice of Public Hearing for the second hearing into the record, said notice having been published in the Hartford Courant on November 26 and December 3, 2014.

Application for Special Exception #14-07 submitted by A.I.S. Properties LLC (owner and applicant) to construct 70' x 100' building for rental spaces, on property located at 35 Airport Industrial Park Road (Map 17, Lot 20, Zone RLM).

Chairman Lavy read the following letters/emails into the record-

1. Memo from John Schiavone, 80 Airport Industrial Park Road, dated December 10, 2014. (let the record show this letter is the same letter read into the record for 25 Airport Industrial IPark Road).
2. Email from Lee Vito, Sanitarian, dated December 9, 2014, indicating the septic system has been approved for 8 employees.

3. Memo from R. E. Leighton, Fire Marshal, dated December 6, 2014, indicating he had a number of concerns which would be addressed in detail at the time of submission of an application to the Building Official.

It was noted there was nothing from the Wetlands Agency as there is an application pending before the Inland Wetlands & Watercourses Agency.

Joel Nucci noted this application is pretty much the same as the other one, except the building is just a little bigger. This building could have 5 units under the same concepts with same lighting and signage, etc.

Bill Sangster, 65 Airport Industrial Park Road, noted he was in favor of this application also. It is to everyone's benefit. It was also his understanding these tenants would also be subject to a Special Exception process. He asked if the building would be an open span building and then partitions would be put up for whatever the use may be. Nucci replied yes.

Mr. Nucci noted his plan is to advertise that the building is being built and see if tenants come forward. Once tenants are found, the inside of the building can be built to their specs. These tenants will have to sign a long term lease for either 10 or 15 years. He doesn't want to be moving walls around.

Keith Scherber noted his comments/concerns were the same as for the other site – lighting, landscaping, signage.

Susan Sangster asked if the stone wall will be left between the subject lot and their lot. Joel replied yes and he would be willing to work with the Sangsters to make the wall nicer.

Chairman Lavy noted this hearing would have to be left open pending receipt of a wetlands permit and further information regarding signage, landscaping, lighting and height of the building. Mr. Nucci was asked to get either a design or brochure of the metal building. Lavy reiterated the lighting should be cut off fixtures.

Bill Sangster asked if there would be store front retail use. Mr. Nucci replied he was not planning on store front retail.

Motion by Seifert, second by Joslow, to continue public hearing for 35 Airport Industrial Park Road application. Unanimously approved. Motion Carried.

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Respectfully submitted,

A handwritten signature in cursive script that reads "Judith R. Brown". The signature is written in black ink and is positioned below the phrase "Respectfully submitted,".

Judith R. Brown, Recording Secretary