

**TOWN OF CHESHIRE**  
**84 SOUTH MAIN STREET, CHESHIRE, CT 06410**  
**Telephone (203) 271-6660 FAX (203) 271-6639**

**TO: Town Council**  
**FROM: Sean M. Kimball, Town Manager**  
**SUBJECT: Town Manager's Report – March 2023**  
**DATE: March 14, 2023**

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**2023 Neighborhood Assistance Applications – Due June 2, 2023**

The Connecticut Neighborhood Assistance Act (NAA) Tax Credit Program is designed to provide funding for municipal and tax-exempt organizations by providing a corporation business tax credit for businesses who make cash contributions to these entities. Each municipal agency or tax-exempt organization that wishes to participate in the NAA Program must complete in its entirety Form NAA-01. Applications are due by Friday, June 2, 2023 and must be submitted directly to the Town Manager's Office, 84 South Main St., Cheshire, CT 06410. Interested organizations wishing to learn more about the program and/or have specific questions should visit the State of Connecticut Department of Revenue Services website as the Town's role is primarily administrative.

Applications are approved by the municipality's governing body and forwarded to Department of Revenue Services (DRS). Once an organization is approved by the state, businesses can receive a credit of 60% of their approved contribution to certain programs (or 100% in the case of certain energy conservation programs) approved by the DRS.

**Revaluation Information**

The 2023 state-mandated town wide revaluation process has begun. Data mailers will be sent to all improved properties to confirm details. Participation of owners is critical, so we ask all property owners to correct and confirm the data and return the form.

Several inspectors from the revaluation company, eQuality Valuation Services LLC, will be doing onsite inspections as well. Vehicle information for these individuals will be posted on the Town's website and their information has also been provided to the Cheshire Police Department. All inspectors will have an identification badge.

Data collection will continue through September 2023. The new mill rate based upon the Grand List developed by this revaluation will be used for the July 1, 2024 tax bills. The Town's goal is to ensure that all property information is correct so accurate values can be applied.

If you have any questions regarding the data mailers or the process of the revaluation, please contact the Assessor's office at 203-271-6620. Additional FAQ information will be posted to the Town website in the coming weeks.

## **Electronics Recycling Event**

The Town is hosting a free Electronics Recycling Event on Saturday, March 18, 2023, from 9:00 a.m. to 1:00 p.m. at Quinnipiac Park, 1325 Cheshire Street. Residents may drop off their electronic recyclables, including computers/laptop/printer/keyboard/mouse/monitors; TV/VCR/DVD/remotes; telephone/cellphones; fax machines; scanners; iPods/PDAs; stereo equipment, cameras; tablet/eBooks; small appliances; lightbulbs; game consoles/controllers; and batteries.

The following items are **NOT** accepted: smoke detectors, car batteries, and appliances containing Freon, including AC units, refrigerators, and dehumidifiers. No other waste materials will be accepted.

This is a contactless drop off. Please have items in your trunk or bed of a truck. For additional information, contact the Public Works Department at 203-271-6650.

## **Economic Development Updates**

- 40,000SF Refrigerated truck repair facility under construction at 551 West Johnson Avenue
- Hartford Healthcare has submitted plans for the second floor fit out at their surgical center at 765 West Johnson Avenue at an estimated value of \$1,950,000
- Construction continues at 306 Highland (Dentist) & 435 Highland (The Learning Experience)
- Finishing touches at Parkside Apartment homes at the corner of Route 10 and Higgins
- HOB Industries, Inc. is completing their multimillion dollar renovation of 25 Knotter Drive
- 150 Knotter Drive a 150,000SF manufacturing facility on over 30 acres has transferred for \$6.1 Million dollars
- Kurtz Farms has submitted building plans for an approximate 6,700SF office building at the corner of Peck & School House Roads
- Building permit plans are being reviewed for 64 apartment homes at East Mitchell Avenue
- Whole Foods Distribution is completing a \$500,000 upgrade to their facility at 400 E. Johnson Avenue for two banana ripening rooms
- The Town received the States valuation of the 691 Conveyance property with a required sale price to the successful respondent of the to be issue Request for Proposal at \$2,085,000
- Stone Bridge Commons Lots 1, 5 and 6 aka the commercial component received final site plan approval last evening for approximately 135,000SF (see updated renderings below)





STONE BRIDGE CROSSING - ROUTE 10 & I-691, CHESHIRE, CT

PERSPECTIVE VIEW - MAIN ENTRANCE

3/9/2023





STONE BRIDGE CROSSING - ROUTE 10 & I-691, CHESHIRE, CT

PERSPECTIVE VIEW - TENANT 11 AND 12

3/9/2023

**Scott Griffin**  
ARCHITECTS





STONE BRIDGE CROSSING - ROUTE 10 & I-691, CHESHIRE, CT

PERSPECTIVE VIEW - COURTYARD

3/9/2023





STONE BRIDGE CROSSING - ROUTE 10 & I-691, CHESHIRE, CT

PERSPECTIVE VIEW -TENANT 1

3/9/2023



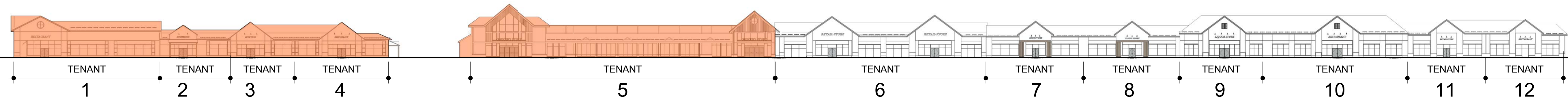


STONE BRIDGE CROSSING - ROUTE 10 & I-691, CHESHIRE, CT

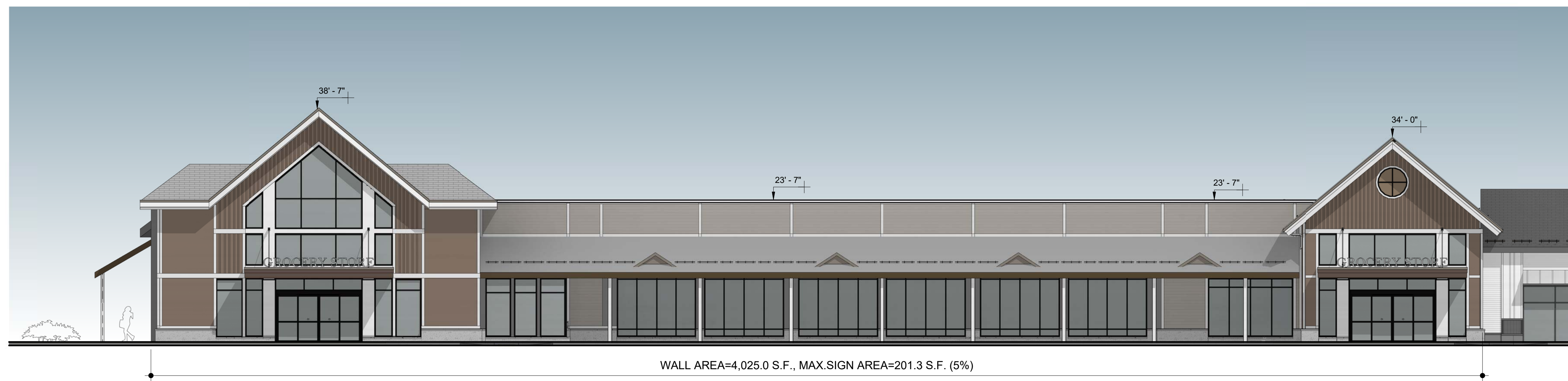
PERSPECTIVE VIEW - OVERALL

3/9/2023





① ELEVATION TENANT 1-4  
3/32" = 1'-0"



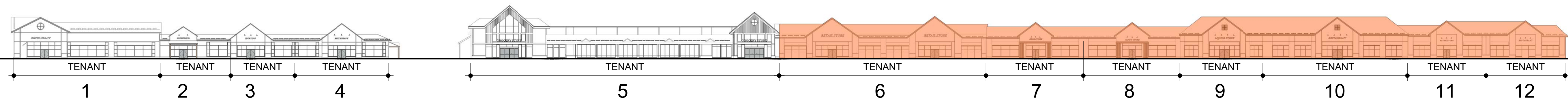
② ELEVATION TENANT 5  
3/32" = 1'-0"

STONE BRIDGE CROSSING - ROUTE 10 & I-691, CHESHIRE, CT

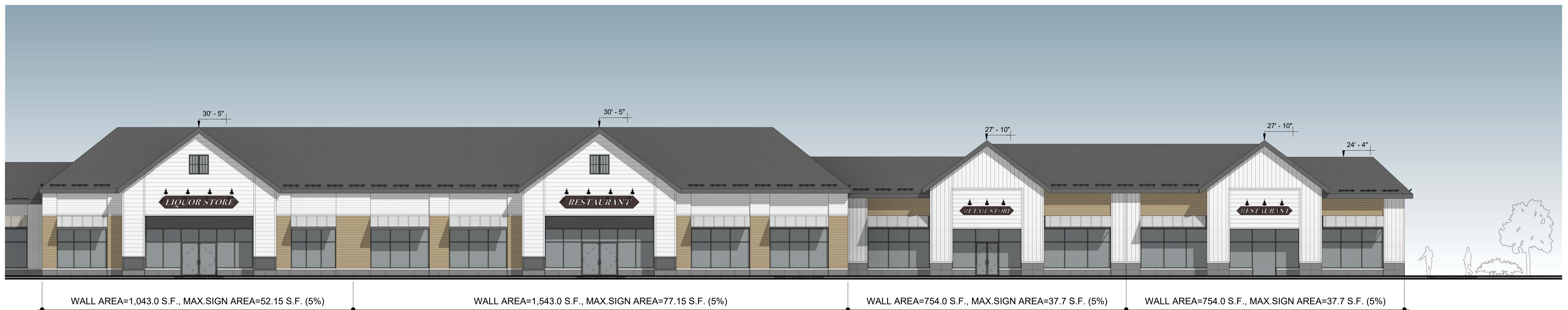
ELEVATIONS

3/9/2023





① ELEVATION TENANT 6-8  
3/32" = 1'-0"



② ELEVATION TENANT 9-12  
3/32" = 1'-0"

STONE BRIDGE CROSSING - ROUTE 10 & I-691, CHESHIRE, CT

ELEVATIONS

3/9/2023





VIEW 1 - TENANT 14



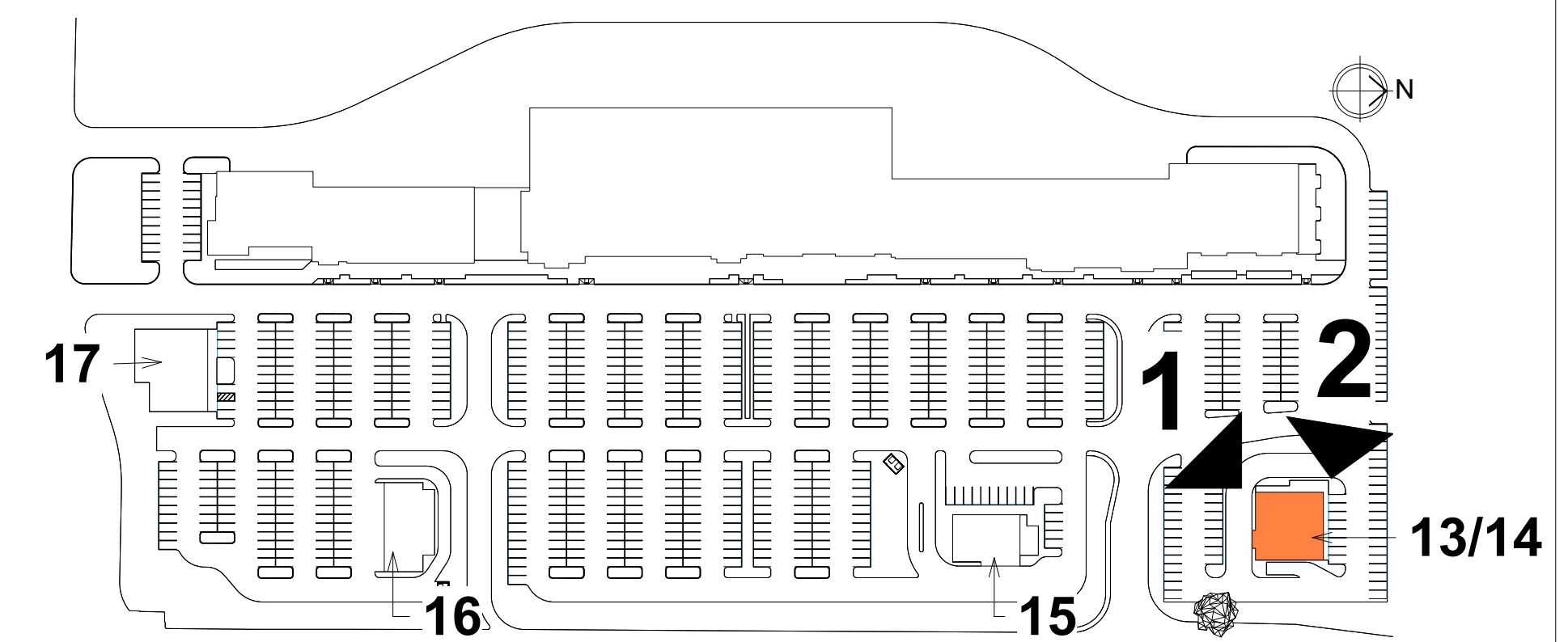
VIEW 2 - TENANT 13 AND 14



WALL AREA=470 S.F., MAX.SIGN AREA=23.5 S.F. (5%)      WALL AREA=650 S.F., MAX.SIGN AREA=32 S.F. (5%)  
 TENANT 13      TENANT 14  
 ① TENANT 13 AND 14 - WEST ELEVATION  
 3/16" = 1'-0"



WALL AREA=1,160 S.F., MAX.SIGN AREA=58 S.F. (5%)  
 TENANT 13  
 ② TENANT 13 - NORTH ELEVATION  
 3/16" = 1'-0"



③ KEY PLAN  
 1" = 160'-0"

STONE BRIDGE CROSSING - ROUTE 10 & I-691, CHESHIRE, CT

ELEVATIONS, PERSPECTIVE VIEWS -TENANT 13 AND 14

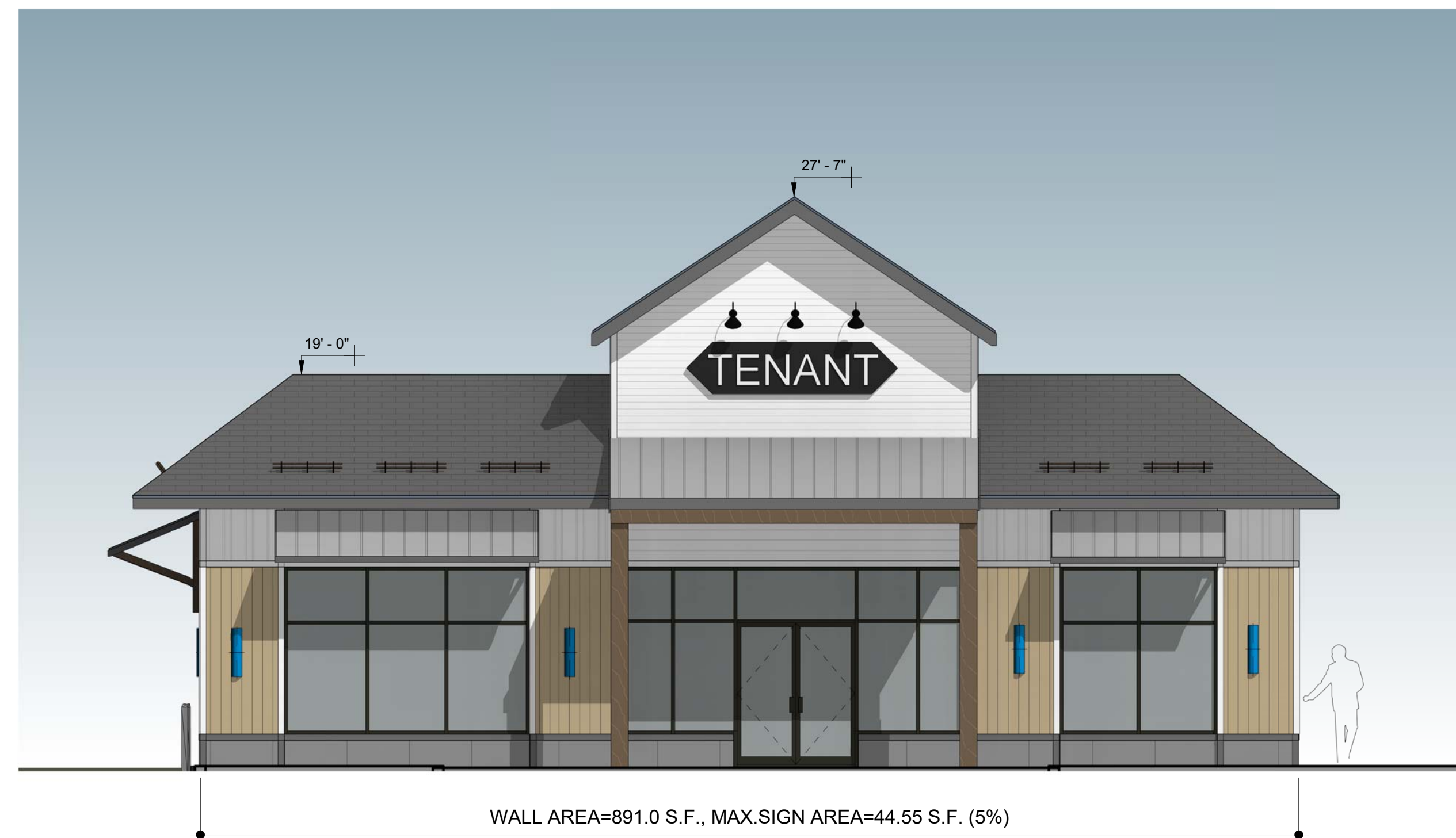
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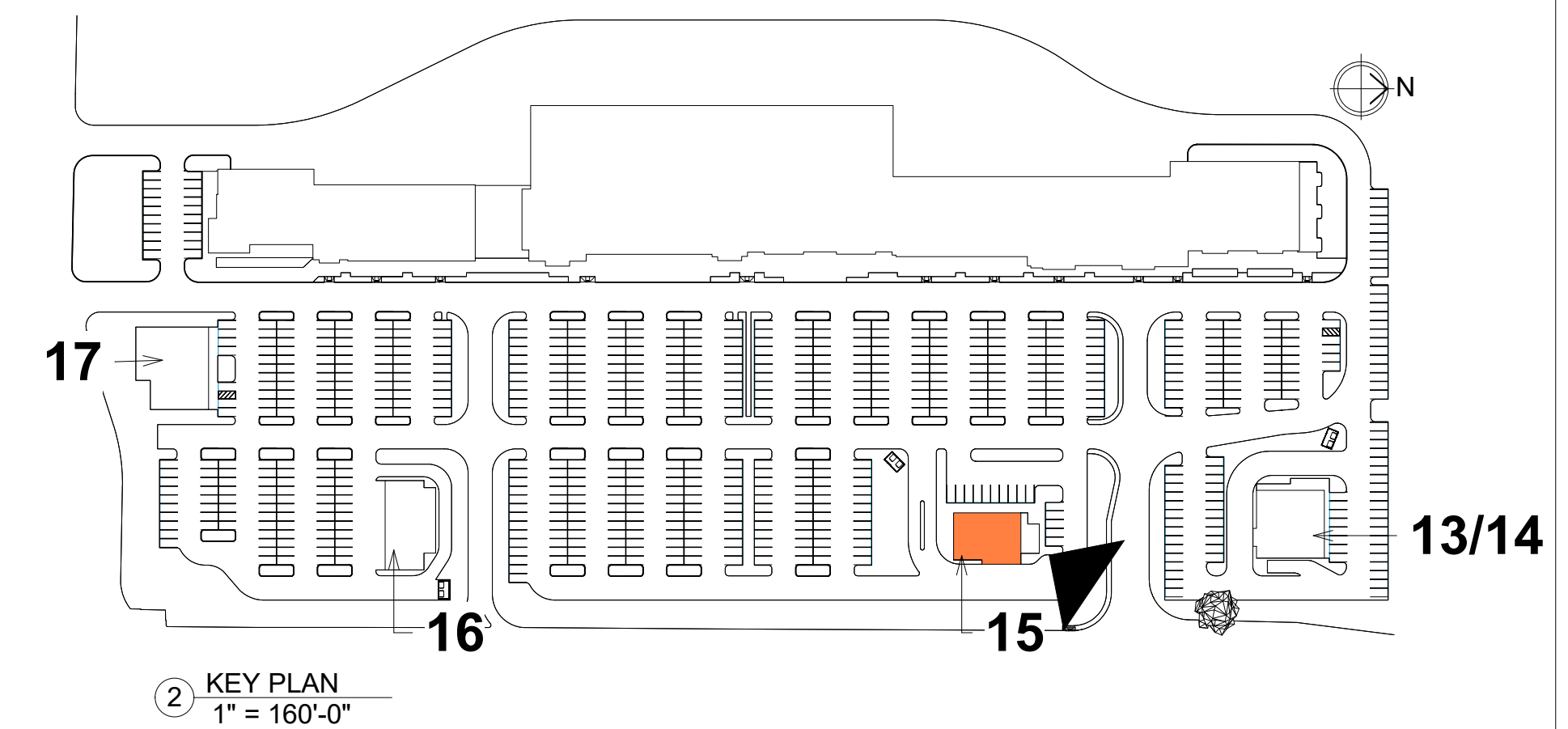




TENANT 15 - NORTH VIEW



① TENANT 15 - NORTH ELEVATION  
3/16" = 1'-0"



STONE BRIDGE CROSSING - ROUTE 10 & I-691, CHESHIRE, CT  
ELEVATIONS, PERSPECTIVE VIEW -TENANT 15

3/9/2023





EXTERIOR FINISHES LEGEND

1		CEMENTITIOUS CLAPBOARD VERTICAL, WOOD TEXTURE	8		STANDING SEAM METAL ROOFING, DARK GREY
2		ALUMINIUM STOREFRONT SYSTEM, ANODIZED, GREY	9		ARCHITECTURAL ASPHALT SHINGLES, DARK GREY
3		MATTE PORCELAIN CONCRETE LOOK TILE	10		HIGH PRESSURE LAMINATE (HPL), BY TRESPA, COLOR NATURAL GREIGE
4		LUMBER WOOD POSTS AND BEAMS	11		FIBER CEMENT SIDING BY NICHIBA WALL PANELS, COLOR SPRUCE
5		CEMENTITIOUS CLAPBOARD HORIZONTAL, COLOR VARIED	12		STONE VENEER, BY CULTURED STONE, DRESSED FIELDSTONE CHARDONNAY
6		CEMENTITIOUS CLAPBOARD VERTICAL, COLOR VARIED	13		WATER MANAGEMENT SYSTEM (EIFS), BY MASTER WALL, COLOR VARIED
7		CEMENTITIOUS TRIM, PAINTED			

STONE BRIDGE CROSSING - ROUTE 10 & I-691, CHESHIRE, CT

EXTERIOR FINISHES

3/9/2023



**Upcoming Town Council & Committee Meetings:**

**TC Personnel Committee**

March 21, 2023 at 5:00pm, Virtual via Zoom

**Town Council Regular Meeting**

April 11, 2023 at 7:00pm, Council Chambers, Town Hall

**FY 2024 Operating and Capital Budget Schedule (subject to amendments)**

*Meetings posted as Special Council meetings; may be virtual or in Council Chambers.*

**Thursday, March 16, 6:00 p.m., Virtual Meeting via Zoom**

**Budget presentations:** Employee Benefits, General Services, Administration and Finance (Town Council, Town Manager, Finance Dept.), Town Attorney, Economic Development, Public Health

**Wednesday, March 22, 6:00 p.m., Council Chambers**

**Public Hearing**

**Budget presentations:** Social Services, Library, Artspace, Planning, Building, Town Clerk, Registrars

**Tuesday, March 28, 6:00 p.m., Virtual Meeting via Zoom**

**Budget presentations:** Fire, Police, Animal Control

**Thursday, March 30, 6:00 p.m., Virtual Meeting via Zoom**

**Budget presentations:** Public Works/Parks, Water Pollution Control, Public Property, Recreation, Pool

**Tuesday, April 4, 6:00 p.m., Council Chambers**

**Budget presentations:** Education, Capital Expenditure Plan review

**Thursday, April 6, 6:00 p.m., Council Chambers**

**Proposed Public Information Session**

**Thursday, April 27, 7:00 p.m., Council Chambers**

**Proposed Town Council Meeting for Adoption**

*Note: Additional meetings for CEP may be scheduled in May.*

**Holiday Hours**

Please be aware that Town Offices will be closed for the observation of Good Friday on April 7, 2023, There will be no garbage/recycling delay.