

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON WEDNESDAY, SEPTEMBER 12, 2018 IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

Earl J. Kurtz, Chairman; Gil Linder, Secretary.

Members: Matthew Bowman, S. Woody Dawson, John Kardaras, Jeff Natale, Louis Todisco.

Alternates: Robert Anderson, Robert Brucato, Donald Walsh

Absent: Sean Stollo

Staff: William Voelker, Town Planner; Vincent Masciana, COO, Dept of Education; George Noewatne, PW Director.

Guest: James McKenney, Public Building Commission Member

I. CALL TO ORDER

Chairman Kurtz called the special meeting to order at 8:31 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. ACCEPTANCE OF MINUTES – P.H. 7/30/18 and S.M. 7/30/18

MOTION by Mr. Natale; seconded by Mr. Dawson

MOVED that the Planning and Zoning Commission approve and accept the minutes of the Public Hearing of 7/30/18 and Special Meeting of 7/30/18 subject to corrections, additions, deletions.

Correction: Louis Todisco was not present at the 7/30/18 meeting.

VOTE The motion passed 6-0-3; Mr. Linder, Mr. Todisco and Mr. Walsh abstained.

VI. UNFINISHED BUSINESS

Commissioner Todisco was recused from application #1.

Planning and Zoning Commission Special Meeting, 9/12/18 Page 2

1. **Special Permit Application** PH 7/30/18
Vincent J.Masciana PH 9/12/18
525 South Main Street
To build a 3,000 S.F. athletic storage building
At Cheshire High School

MOTION by Mr. Kardaras; seconded by Mr. Dawson.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposal to construct a storage building on the Cheshire High School property as shown on plans entitled "Cheshire High School Storage Building, 525 South Main Street, Cheshire CT" revised through August 28, 2018, is consistent with the requirements set forth within the Cheshire Zoning Regulations, and hereby approves this application conditioned upon compliance with comments from the Cheshire Fire Department dated September 7, 2018, and the Town Engineer dated August 27, 2018.

Discussion

Mr. Bowman stated he would support the motion on this application. He asked that a stipulation be included that the current storage trailers be removed within ninety (90) days of completion of the storage building.

With respect to inclusion of this stipulation, Town Planner Voelker said there was testimony that the current storage units would be removed upon completion of the project. The applicant intends to remove them. Mr. Voelker questions the illegality under the regulations as these units are non-conforming. The intent of the applicant is to remove all storage units when the storage building is completed.

Chairman Kurtz noted there was no time stated, and the Zoning Enforcement Officer can check on whether the current units are removed.

Commissioner Linder was absent from the August meeting. He stated he has familiarized himself with the application documents and minutes of the August meeting, and has participated in the application discussions at this meeting. He is comfortable with taking action on the application.

Commissioner Walsh was absent from the August meeting. He stated he has familiarized himself with the application documents and minutes of the August meeting, and has participated in the application discussions at this meeting. He is comfortable with taking action on the application.

VOTE The motion passed 8-0; Mr. Todisco was recused.

- 2. Special Permit Application** **PH 9/12/18**
551 W.J. LLC **MAD 11/16/18**
551 West Johnson Avenue
Sales, Repair & Maintenance of Truck Trailers
Related parking, Sanitary Sewer Connection
And Storm Water Management Facilities

MOTION by Mr. Dawson; seconded by Mr. Kardaras.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed sales, repair and maintenance facility for truck trailers as shown on plans entitled "Carrier Transcold of Southern New England, 551 West Johnson Avenue, Cheshire CT" revised through August 30, 2018 are consistent with the requirements set forth within the Cheshire Zoning Regulations and hereby approves this application conditioned upon compliance with the Cheshire Fire Department comments dated September 7, 2018 and the Cheshire Police Department comments dated September 6, 2108 and the Town Engineer comments dated August 7, 2018.

VOTE The motion passed 8-1; Mr. Natale opposed.

VII. NEW BUSINESS

- 1. Subdivision Application**
Carol B. Caley, LLC
Reservoir & South Meriden Road
2-lots
SET FOR OCTOBER 10, 2018.

Town Planner Voelker informed the Commissioners that there will be a Plan of Conservation and Development meeting on October 15, 2108.

VI. ADJOURNMENT

MOTION by Mr. Dawson; seconded by Mr. Kardaras

MOVED to close the meeting at 8:45 p.m.

VOTE The motion passed unanimously by those present.

Attest:



Marilyn W. Milton, Clerk