

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION REGULAR MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, DECEMBER 10, 2018, IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

Earl J. Kurtz, Chairman; Sean Stollo, Vice Chairman; Gil Linder, Secretary; Members: Matthew Bowman, Robert Brucato, W. Woody Dawson, John Kardaras, Jeff Natale, Louis Todisco.

Alternates: Robert Anderson, Donald Walsh

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Chairman Kurtz called the meeting to order at 7:51 p.m.

Chairman Kurtz read the emergency public service notice.

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 – Regular Meeting 11/26/18

MOTION by Mr. Bowman; seconded by Mr. Dawson.

MOVED to accept and approve the minutes of the meeting of 11/26/18 subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

VI. ELECTION OF OFFICERS

CHAIRMAN

MOTION by Mr. Dawson; seconded by Mr. Bowman.

MOVED to nominate Earl J. Kurtz III as Chairman of the Planning and Zoning Commission.

Nominations were called for three (3) times; there were no other nominations.

MOTION by Mr. Bowman; seconded by Mr. Kardaras.

MOVED to close nominations.

VOTE The motion passed unanimously by those present.

VOTE to elect Earl J. Kurtz III as Chairman passed unanimously by those present.

Mr. Kurtz was elected Chairman of the PZC.

VICE CHAIRMAN

MOTION by Mr. Bowman; seconded by Mr. Kardaras

MOVED to nominate Sean Strollo as Vice-Chairman of the Planning and Zoning Commission.

Nominations were called for three (3) times; there were no other nominations.

MOTION by Mr. Bowman; seconded by Mr. Kardaras.

MOVED to close nominations.

VOTE The motion passed unanimously by those present.

VOTE The motion to elect Mr. Strollo as Vice Chairman passed unanimously by those present.

Mr. Strollo was elected Vice-Chairman of the PZC.

SECRETARY

MOTION by Mr. Bowman; seconded by Mr. Dawson.

MOVED to nominate Jeff Natale as Secretary of the Planning and Zoning Commission.

Nominations were called for three (3) times; there were no other nominations.

MOTION by Mr. Bowman; seconded by Mr. Kardaras.

MOVED to close nominations.

VOTE The motion passed unanimously by those present.

VOTE to elect Mr. Natale as Secretary passed unanimously by those present.

Mr. Natale was elected Secretary of the PZC.

VII. APPROVAL OF 2019 MEETING DATES

MOTION by Mr. Bowman; seconded by Mr. Brucato

MOVED that the Planning and Zoning Commission approve the public hearing and meeting dates for 2019 for the following: Planning and Zoning Commission, Subdivision Committee, Zoning Committee, and Plan of Development Committee. A copy of the public hearing and meeting dates is attached to these minutes.

VOTE The motion passed unanimously by those present.

VIII. COMMUNICATIONS

- 1. Letter from Ryan McEvoy, P.E. Milone & MacBroom dated 12//18
RE: Request for a 90-day extension to file the final subdivision documents on the Cheshire Land Records until 4/1/19 for the Subdivision of Bishop/Caley Property.**

Mr. Voelker read the letter into the record.

MOTION by Mr. Dawson; seconded by Mr. Stollo

MOVED that the Planning and Zoning Commission hereby grant a 90-day extension for the filing of the subdivision maps for the Caley property subdivision as authorized under Section 8-25 of the Connecticut General Statutes. Said extension will lapse on March 29, 2019.

Discussion

Town Planner Voelker informed the Commission that this is the first of two 90 day extensions allowed under Section 8-25.

VOTE The motion passed unanimously by those present.

IX. BUSINESS

- 1. Site Plan Application
1008 South Main St. LLC
1008 South Main Street
Medical Office Use**

MAD 02/17/19

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

Mr. Voelker reported that this application went before IWW.

Since the last meeting on this application, Mr. McEvoy informed the Commission that IWW has signed off and no permit is required. At the request of the Planning staff, handicapped parking spaces have been added for a total of three (3) in front of the building. An interconnecting sidewalk controlled by the applicant will have handicapped access ramps.

Engineering Department comments requested the applicant investigate with the State DOT the minor changes for the driveway. Mr. McEvoy stated any modifications would need to be coordinated with the DOT and this will be done.

Some water quality measures have been added to the water storm inlets in the parking lots with flow guad inserts.

Cheshire Fire Department comments have been received and the applicant takes no exception to them.

Mr. Voelker read comments from the Cheshire Fire Department dated 12/10/18, Regional Water Authority dated 11/28/18 and Engineering Department dated 12/04/18 into the record.

Chairman Kurtz thanked the applicant for the responses to the PZC questions.

Mr. Dawson stated he was absent from the last meeting, but has familiarized himself with the record in order to take action on this application.

Mr. Voelker advised that the material for this building will be similar and compliment the adjacent building.

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

MOVED that the Cheshire Planning and Zoning Commission finds that the application for a medical office building as shown on plans entitled "Proposed Medical Office Building, 1008 South Main Street, Cheshire CT" revised through December 10, 2018 are consistent with the Cheshire Zoning Regulations and hereby approves this application conditioned upon satisfaction of comments from the Cheshire Fire Department dated December 10, 2018 and comments from the Regional Water Authority dated November 28, 2018.

VOTE The motion passed unanimously by those present.

- 2. Zone Map Change Petition** **PH 12/10/18**
MAD 02/13/19
AJ Waste Systems LLC
1276 and 1280 Waterbury Road
From C-3 to I-2 Zone
Uses that are more in line with permitted
Uses in an industrial zone rather than a
Commercial Zone.

Mr. Bowman and Mr. Strollo were recused from this application.

Mr. Anderson and Mr. Walsh were the alternates.

MOTION by Mr. Dawson; seconded by Mr. Natale

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed Zone Map Change request to change the zone at 1276 and 1280 Waterbury Road from Commercial 2 to Industrial 2 as shown on a map entitled "Map Depicting Proposed Zone Change, 1276 and 1280 Waterbury Road, Cheshire CT" will enable the orderly development of these properties under the Industrial 2 regulations and hereby approves this application. The reason for this decision is that this change will eliminate the non-conformity of the existing use and provide opportunity for redevelopment that will not be out of character with the existing land uses in the nearby surrounding area. The Commission also finds that this change is not in conflict with the 2016 Plan of Conservation and Development. The effective date of this change is December 28, 2018.

Discussion

Mr. Todisco stated it is important to reflect that the use is not changing at this time, and a non-conforming use becomes a conforming use.

VOTE The motion passed unanimously by those present.

3. TABLED APPLICATIONS

- a. Zone Text Change Petition**
Planning and Zoning Commission
To amend Section 30, Schedule A, Para 5.
(Accessory Apartments) and to add
Section 23 (Definitions), *Barrier Free Design*
TABLED FOR PUBLIC HEARING ON 01/14/19

X. NEW BUSINESS

- 1. Special Permit Application**
Chao-Ting Wu
1530 Notch Road
Renovate and rebuild existing house and
Convert from single family to a duplex.
SCHEDULED FOR 01/28/19

- 2. Other Planning and Zoning Commission Business**

Mr. Brucato asked about the request for I.D. badges for Commissioners. Mr. Voelker advised this is being checked out with the Town Attorney, and will be addressed at the upcoming 2019 training session.

XI. ADJOURNMENT

MOTION by Mr. Strollo; seconded by Mr. Natale.

MOVED to adjourn the meeting at 8:10 p.m.

VOTE The motion passed unanimously by those present.

ATTEST:

MARILYN W. MILTON, CLERK