

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, JULY 8, 2019, IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

Earl J. Kurtz III, Chairman; Sean Stollo, Vice Chairman; Jeff Natale, Secretary;
Members: Robert Brucato, S. Woody Dawson, Gil Linder, Louis Todisco.
Alternates: Robert Anderson and Tom Selmont
Absent: John Kardaras and Donald Walsh
Staff: William Voelker, Town Planner

I. CALL TO ORDER

Chairman Kurtz called the meeting to order at 10:02 p.m.

II. ROLL CALL

The Clerk called the roll. Mr. Anderson and Mr. Selmont served as the Alternates.

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 – Public Hearing 6/24/19 and Regular Meeting 6/24

MOTION by Mr. Natale; seconded by Mr. Dawson

MOVED to approve and accept the minutes of the Public Hearing of 6/24/19 and Regular Meeting of 6/24/19, subject to corrections, additions, deletions.

Corrections: **Earl J. Kurtz III;**

Mr. Todisco added **“There is no new construction for the barber shop application”**

VOTE The motion passed 7-0-2; Brucato and Linder abstained.

VI. UNFINISHED BUSINESS

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| <p>1. Zone Text Change Petition
<u>The Copper Valley Club, Inc.</u>
To amend Section 30, Schedule A,
Permitted Uses, Para. 33b. Change
Parking setback for Clubs for golf, tennis,
Swimming and similar activities from 150'
To 25' with adequate screening.
CONTINUED TO 7/22/19</p> | <p>P.H. 7/8/19
MAD 9/11/19</p> |
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2. **Zone Text Change Petition** **P.H. 7/8/19**
Core Development LLC **MAD 9/11/19**
To amend Section 43.8.2.c
Planned Residential Infill Development
CONTINUED TO 7/22/19

3. **Site plan Application** **MAD 8/27/19**
400 East Johnson Avenue
Warehouse addition with associated
Parking and utilities.

MOTION by Mr. Natale; seconded by Mr. Anderson.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed 86,000 square foot addition with parking and associates site improvements as shown on plans entitled "Whole Foods Building Expansion & Security Improvements, 400 East Johnson Avenue, Cheshire CT" dated June 3, 2019, are consistent with the requirements of Section 41 (Site Plans) of the Cheshire Zoning Regulations, and hereby approves this application conditioned upon the following:

1. Compliance with comments from the Cheshire Fire Department dated June 24, 2019
2. Compliance with comments from the Town Engineer dated June 18, 2019.

Discussion

Mr. Strollo asked about the closing of the staging area at night with trucks parking in the road, and inclusion of a stipulation that the area be open 24 hours to allow vehicle parking.

Mr. Voelker will check on the operations with the applicant.

Chairman Kurtz noted that this issue was part of the prior approval and the applicant must comply with this PZC approval.

With regard to the "trucks taking left turns" issue, Mr. Voelker said there will be a concrete raised island which will prohibit left turns. At the last public hearing, it was explained by Mr. McEvoy that part of the signage improvements include signage to direct tractor trailer trucks to turn west towards RT 10.

VOTE The motion passed 8-0-1; Linder abstained.

4. **Zone Text Change Petition** **P.H. 6/10/19**
Planning and Zoning Commission **P.H. 6/24/19**

**To amend and add new Section 36,
Highland Avenue Design District
Regulation and Amend Section 23
Definitions-Context Sensitive Design
And Design Narrative** **P.H. 7/8/19**

MOTION by Mr. Natale; seconded by Mr. Anderson.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed amendments to the Cheshire Zoning Regulations to create new Section 36 (Highland Avenue Design District) and add definitions for Context Sensitive Design and Design Narrative to Section 23 (Definitions) are consistent with recent amendments to the 2016 Cheshire Plan of Conservation and Development in support of strengthening the economic base by enabling well designed commercial development in the Highland Avenue corridor as shown on maps included in the Plan, and hereby approves these amendments with an effective date of July 26, 2019.

VOTE The motion passed unanimously by those present.

5. **Subdivision Application** **P.H. 7/8/19**
Miller Napolitano Wolf, LLC and Tri-Star **MAD 9/11/19**
Development LLC.
1953 and 2037 Highland Avenue
I-691 and Dickerman Road – 8 Lots
CONTINUED TO 7/22/19

6. **Application for Zone Change to** **P.H. 7/8/19**
Interchange Special Development District **MAD 9/11/19**
Miller Napolitano Wolf, LLC and Tri-Star
Development LLC.
1953 and 2037 Highland Avenue
I-691 and Dickerman Road
CONTINUED TO 7/22/19

7. **Waiver of Request of Section 25.3.2** **P.H. 7/8/19**
Subsection 3, 9 and 11 of Section 25.5 **MAD 9/11/19**
For Earth Removal, Filling or Regrading Permit
Miller Napolitano Wolf, LLC and Tri-Star
Development LLC.
1953 and 2037 Highland Avenue
I-691 and Dickerman Road
CONTINUED TO 7/22/19

8. **Earth Removal, Filling or Regrading Permit** P.H. 7/8/19
Miller Napolitano Wolf, LLC and Tri-Star MAD 9/11/19
Development LLC.
1953 and 2037 Highland Avenue
I-691 and Dickerman Road
CONTINUED TO 7/22/19

9. **Zone Map Change Petition** P.H. 7/8/19
Miller Napolitano Wolf, LLC and Tri-Star MAD 9/11/19
Development LLC.
1953 and 2037 Highland Avenue
I-691 and Dickerman Road
From Interchange Zone (I-C S.D.D.) zone
To Interchange Special Development District
CONTINUED TO 7/22/19

VII. NEW BUSINESS

1. **Special Permit Application**
Katherine Medley
1074 S. Main Street
Body and Soul Pilates
SET FOR 7/22/19

2. **Subdivision Application**
Napolitano Dietrich LLC
360 Patton Drive
2-Lots
PUBLIC HEARING SET FOR 7/22/19

3. **Special Permit Application**
Town of Cheshire
157 Sandbank Road
Relocation and Enlargement of
Existing office space.
SET FOR 7/22/19

VIII. ADJOURNMENT

MOTION by Mr. Dawson; seconded by Mr. Natale.

MOVED to adjourn the special meeting at 10:13 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk