

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION
PUBLIC HEARING HELD AT 7:30 P.M. ON MONDAY, DECEMBER 12, 2011
IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET,
CHESHIRE CT 06410**

Present

Sean Strollo, Chairman; Earl Kurtz, Vice Chairman; Tali Maidelis, Secretary;
Lelah Campo, Martin Cobern, S. Woody Dawson, John Kardaras, Gil Linder,
Louis Todisco

Alternates – Edward Gaudio and Leslie Marinaro

Absent: Jim Bulger, Alternate

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Mr. Strollo called the public hearing to order at 7:30 p.m.

Mr. Strollo read the fire safety announcement.

II. ROLL CALL

Mr. Maidelis 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.

The Commission held a moment of silence in memory of former Commissioner Justin Adinolfi who passed away on December 8, 2011.

V. COMMUNICATIONS

VI. BUSINESS

1. Special Permit Application

Jorasa LLC

382 South Main Street

Professional Office Building and

Two Residential dwelling units

PH 10/12/11

PH 10/24/11

PH 11/14/11

PH 11/28/11

PH 12/12/11

MAD 2/15/12

Darin Overton, P.E. Milone and MacBroom, stated that this application has been discussed at prior meetings and was held open pending discussions with the Fire Department on resolution of access issues to the site. The site is very narrow, and the applicant is redeveloping the existing use in a similar manner, with a different parking configuration.

Mr. Overton advised that the applicant has met with the Fire Department staff. The Fire Department is requesting a wider than 15 foot aisle to the rear of the site. In compliance with this request the applicant will add a 2 foot wide strip of grass pavers for a more structural base for department vehicles. This strip starts where the access narrows down to the island on the east end with widening of the aisle. With this accommodation the Fire Department can pull into the access drive, and have a suitable set up area. Since the department does not want to back up vehicles onto Route 10, there will be a turn around and set area in the front of the site for vehicles to exit onto Route 10. The plans have been modified to reflect this agreement with the Fire Department.

Mr. Cobern asked about a reduction in the impervious surface.

Mr. Overton said that going outside does increase the impervious surface. There is a drainage divide and drainage to Route 10 which decreases the drainage.

The Commission was informed by Mr. Voelker that the applicant has addressed the Engineering Department comments. The Fire Department has signed off on the changes to the plans.

Mr. Maidelis asked if this project is in the Special Design District (S.D.D.).

In response, Mr. Voelker said this project is in an R-20A zone.

Even if the project is in the S.D.D., Mr. Cobern said it is up to the applicant whether or not to apply for this district.

With an S.D.D. Mr. Maidelis said the Commission has additional requirements.

Regarding the emergency Fire Department parking in front of the building, Mr. Linder asked if there would be signage to notify people not to park in this location.

This area will look like a lawn area and Mr. Overton does not expect people to park there.

Mr. Voelker stated that R-20A regulations do specify that the building should be residential in character.

The plans and design of the building were exhibited by Mr. Overton who noted that the color scheme is a tan building with a red type brick.

Mr. Voelker commented on the R-20A zone being a transition zone between residential and commercial zones. This is an area where buildings fit in well, and structures in the area are residential in character. This building will fit in well.

There were no comments or questions from the public. The public hearing was closed.

2. Subdivision Application

Verna Properties LLC

175 Wiese Road

(Pemberly Estates)

9-lots

Application withdrawn by applicant

PH 12/12/11

PH 12/12/11

MAD 2/15/12

VII. ADJOURNMENT

MOTION by Mr. Cobern; seconded by Mr. Kardaras.

MOVED to adjourn the public hearing at 7:45 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk