

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION
REGULAR MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M.
PUBLIC HEARING 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 meeting to order at 7:46 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.

V. ACCEPTANCE OF MINUTES

10/24/11 Special Meeting, Public Hearing

10/24/11 Regular Meeting

11/28/11 Special Meeting, Public Hearing

11/28/11 Regular Meeting

MOTION by Mr. Cobern; seconded by Mr. Maidelis.

MOVED that the Planning and Zoning Commission approve and accept the minutes of the 10/24/11 Special Meeting Public Hearing, 10/24/11 Regular Meeting, 11/28/11 Special Meeting Public Hearing, and 11/28/11 Regular Meeting, subject to corrections, additions, deletions.

Correction: John Kardaras was not “absent” from the November 28, 2011 meeting; he was not yet sworn in as a newly elected Commissioner.

VOTE The motion passed unanimously by those present.

VI. ELECTION OF OFFICERS

MOTION by Mr. Strollo; seconded by Mr. Dawson.

MOVED that Earl Kurtz be elected Chairman of the Planning and Zoning Commission.

Nominations were called three times; there were no other nominations.

MOTION by Mr. Cobern; seconded by Mr. Maidelis.

MOVED that nominations be closed.

VOTE The motion passed unanimously by those present.

VOTE The motion to elect Earl Kurtz as Chairman passed unanimously by those present.

MOTION by Mr. Dawson; seconded by Mr. Maidelis.

MOVED that Sean Strollo be elected Vice-Chairman of the Planning and Zoning Commission.

Nominations were called three times; there were no other nominations.

MOTION by Mr. Cobern; seconded by Mr. Maidelis.

MOVED that nominations be closed.

VOTE The motion passed unanimously by those present.

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

MOTION by Mr. Strollo; seconded by Mr. Dawson.

MOVED that Tali Maidelis be elected Secretary of the Planning and Zoning Commission.

Nominations were called three times; there were no other nominations.

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

MOVED that nominations be closed.

VOTE The motion passed unanimously by those present.

VOTE The motion to elect Tali Maidelis as Secretary of the Planning and Zoning Commission passed unanimously by those present.

VII. APPROVAL OF 2012 MEETING DATES

MOTION by Mr. Cobern; seconded by Mr. Maidelis.

MOVED that the Planning and Zoning Commission approve the meeting dates for 2012 as attached to these minutes.

Discussion

There was a brief discussion on whether the dates for subcommittee meetings should be approved since there have not been meetings held for a long time.

Mr. Maidelis noted that the subcommittee meeting dates are in the by-laws.

To change or exclude subcommittee meeting dates, Mr. Voelker said would require amending the by-laws. This could be discussed at the January 2012 meeting.

According to Mr. Maidelis the last time the by-laws were amended the meeting dates for subcommittees was included.

Chairman Kurtz advised he would make appointments to the subcommittees and have this information for the Commission in January.

Mr. Voelker advised that the State of Connecticut adoption of its Conservation and Policy Plan is in 2014. Cheshire's plan does not have to be completed until 2014.

It was stated by Mr. Cobern that the Commission should get some of the ground work out of the way, work through the plan as much as possible, before the State adopts its plan.

VOTE The motion passed unanimously by those present.

VIII. COMMUNICATIONS

IX. UNFINISHED BUSINESS

- 1. Special Permit Application
Jorasa LLC**

**PH 10/12/11
PH 10/24/11**

**382 South Main Street
Professional Office Building and
Two Residential dwelling units**

**PH 11/14/11
PH 11/28/11
PH 12/12/11
MAD 2/15/12**

MOTION by Mr. Cobern; seconded by Mr. Maidelis

MOVED that the Cheshire Planning and Zoning Commission hereby finds that the plans for the proposed office building for Cheshire Fitness Zone to be located at 382 S.Main Street as shown on plans titled "Proposed Office Building, Cheshire Fitness Zone, 382 South Main Street, Cheshire CT, revised through December 1, 2011" prepared by Milone and MacBroom, 99 Realty Drive, Cheshire CT 06410 is consistent with the Cheshire Zoning Regulations and approves of this special permit application.

Discussion

Mr. Cobern stated that this building will also have two residential units and this should be included in the motion.

MOTION by Mr. Cobern; seconded by Mr. Maidelis to amend the motion on the floor to read as follows: "proposed office building and two (2) residential units".

VOTE The amended motion passed 8-1; Kardaras recused.

X. NEW BUSINESS

1. Resubdivision Application

Kathie A. Welch

Reservoir Road

3-lots

SCHEDULED FOR PUBLIC HEARING ON JANUARY 9, 2012.

2. Other Planning and Zoning Commission Business

a. Monthly Report from the Zoning Enforcement Officer

The Commission reviewed and accepted the ZEO report

b. Other

XI. ADJOURNMENT

MOTION by Mr. Cobern; seconded by Mr. Maidelis.

MOVED that the meeting be adjourned at 8:00 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk