

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION
SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M.
PUBLIC HEARING ON MONDAY, MARCH 12, 2012 AT 7:30 P.M. IN COUNCIL
CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

Earl Kurtz, Chairman; Tali Maidelis, Secretary; Leah Campo, Martin Cobern, S.
Woody Dawson, John Kardaras, Gil Linder, Louis Todisco
Alternates – Jim Bulger, Edward Gaudio, Leslie Marinaro
Absent: Sean Strollo
Staff: William Voelker, Town Planner

I. CALL TO ORDER

Mr. Kurtz called the special meeting to order at 7:35 p.m.

Mr. Kurtz 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 – SM Public Hearing 2/27/2012
And Special Meeting 2/27/2012**

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

MOVED that the minutes of the Public Hearing of 2/27/2012, and Special Meeting of 2/27/2012 be approved subject to corrections, deletions, additions.

VOTE The motion passed unanimously by those present.

VI. COMMUNICATIONS.

VII. UNFINISHED BUSINESS

1. **Special Permit Application**
JAD Partners LLC
435 Highland Avenue
Two new buildings planned for medical
Professional office use.

PH 2/15/12
PH 2/27/12
MAD 5/2/12

Mr. Voelker stated that the revised plans to satisfy outstanding Engineering Department comments were received and accepted.

Mr. Gaudio was the alternate for this application.

MOTION by Mr. Dawson; seconded by Mr. Cobern

MOVED that the Planning and Zoning Commission finds that the Special Permit Application for two 15,000 square foot medical and professional office buildings as shown on plans entitled "Proposed Office Buildings, 435 Highland Avenue, Cheshire CT" revised through February 28, 2012 and prepared by Milone and MacBroom, 99 Realty Drive, Cheshire CT is consistent with the Cheshire Zoning Regulations and hereby approves this application.

VOTE The motion passed unanimously by those present.

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| 2. Subdivision Application | PH 2/15/12 |
| <u>Sunrise Land Associates LLC</u> | PH 2/27/12 |
| South Meriden Rd (RTE 70) and | PH 3/12/12 |
| Oregon Rd. 8-lots | MAD 5/16/12 |
| SCHEDULED FOR MARCH 26, 2012 | |
|
 | |
| 3. Site Plan Application | MAD 4/20/2012 |
| <u>PZ Realty IV, LLC</u> | |
| 839 West Main Street | |
| Restaurant/Ice Cream Parlor | |

Ms. Marinaro was the alternate for this application.

Mr. Voelker informed the Commission that he met with the applicant's representatives, and some revisions were made to the plans with the addition of roof gardens. The applicant has agreed to recording of the Declaration of Covenants for Maintenance of the Storm and Surface Water Facility.

Attorney Anthony Fazzone represented the applicant along with Nancy Lavesque, P.E. Mr. Fazzone noted that the plans for this facility were shown at the last public hearing. This property is one acre of land adjacent to and carved out of the driving range site on West Main Street, and complies with all the regulations. The facility will be a seasonal restaurant serving hot dogs, hamburgers, ice cream. There is a screened pavilion in the back of the building for people to sit and enjoy eating. The restaurant will share the parking with the adjacent properties, and will share the driveways. There are no changes to the curb cuts. The existing building will be saved and joined by a hip roof structure and rear screened pavilion.

Mr. Dawson asked about the seating capacity.

Ms. Lavesque advised that the total capacity will be 50 people for both indoor and outdoor seating.

The issue of the shared parking with the driving range was raised by Mr. Gaudio.

Ms. Lavesque advised that there are 18 more parking spaces to the west side of the property which will be available for restaurant parking.

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

MOVED that the Planning and Zoning Commission finds that the proposed site plan application of PZ Realty for a restaurant/ice cream parlor to be located at 839 West Main Street, as shown on plans entitled "Site Plan Prepared for PZ Realty IV, LLC, 839 West Main Street, Cheshire CT, revised through March 12, 2012 and prepared by NET Engineering LLC, 660 Moss Farms Road, Cheshire CT is consistent with the Cheshire Zoning Regulations and hereby approves this application.

This approval is conditioned upon the applicant recording of the Declaration of Covenants for Maintenance of the Storm and Surface Water Facility.

Discussion

Mr. Dawson asked about the total land coverage of the properties.

Ms. Lavesque replied that it is 10.9%.

VOTE The motion passed unanimously by those present.

**4. Special Permit Modification
St. Bridget Corporation**

MAD 4/20/2012

171-175 Main Street

Install a scoreboard on the sports field.

Mr. Gaudio was the alternate for this application.

Mr. Voelker noted that a staff report on this application was submitted to the Commission. The scoreboard will be used during daylight hours; there are no night games at the school; and there will be little noise.

Mr. Todisco asked about the scoreboard being 600 feet from any property line.

The Commission was informed that the scoreboard is 50 feet from the westerly boundary; 600 feet from the other side; and 300 feet from Spring Street.

Mr. Maidelis asked about the scoreboard shilling onto neighboring properties.

Mr. Voelker commented on the fact that the Commission could have a condition to eliminate any light spillage out of the rear of the scoreboard.

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

MOVED that the Cheshire Planning and Zoning Commission finds that the Special Permit Application for a baseball scoreboard located in the rear of St. Bridget School approximately 50 feet from the westerly boundary and approximately 300 feet from Spring Street is consistent with the Cheshire Zoning Regulations and hereby approves this application on the condition of elimination of any light spillage out of the back of the scoreboard.

VOTE The motion passed unanimously by those present.

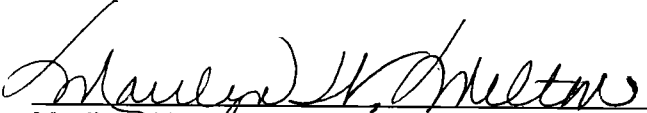
VIII. ADJOURNMENT

MOTION by Mr. Cobern; seconded by Mr. Dawson.

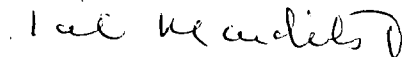
MOVED to adjourn the special meeting at 7:47 p.m.

VOTE The motion passed unanimously by those present.

Attest:


Marilyn W. Milton, Clerk

Respectfully submitted,


Tali Maidelis, Secretary
Cheshire Planning and Zoning Commission