

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION
SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE PUBLIC
HEARING HELD ON MONDAY, JUNE 11, 2012 AT 7:30 P.M. IN COUNCIL
CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

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

Alternates: Edward Gaudio

Absent: Louis Todisco, John Kardaras, and Alternates Bulger and Marinaro.

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Mr. Kurtz called the public hearing to order at 7:31 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

Public Hearing (SM) 5/29/12

Regular Meeting – 5/29/12

MOTION by Mr. Maidelis; seconded by Mr. Strollo

MOVED that the minutes of the Public Hearing of 5/29/12 and Regular Meeting
of 5/29/12 be approved subject to corrections, deletions, additions.

VOTE The motion passed unanimously by those present.

VI. COMMUNICATIONS

VII. UNFINISHED BUSINESS

Town Planner Voelker read the call of public hearing.

- | | | |
|----|----------------------------------|--------------|
| 1. | Resubdivision Application | PH 5/14/2012 |
| | <u>Diversified Cook Hill LLC</u> | PH 5/29/2012 |
| | Plank Road | PH 6/11/12 |
| | 14 Lots | |

MOTION by Mr. Cobern; seconded by Mr. Maidelis

MOVED that the Planning and Zoning Commission hereby approves the re-subdivision application of Diversified Cook Hill, LLC for 14 residential building lots as shown on plans entitled "Meadowview Estates, Plank Road, Cheshire, Connecticut". This approval is conditioned upon compliance with the Cheshire Fire Department comments dated May 23, 2012, the Cheshire Town Engineers comments dated June 8, 2012, and the Chesprocott Health District commented dated June 7, 2012.

Discussion

Mr. Voelker said that with an interior sprinkler system and movement of the cistern, the applicant would have to come back to the Commission for approval to amend the approved plans.

VOTE The motion passed unanimously by those present.

- | | |
|--|--|
| 2. Special Permit Application
<u>1123 Highland Avenue</u>
1123 Highland Avenue
Removal of existing grass island
For 3 vacuum parking stalls | PH 6/11/12
PH 5/29/12
MAD 8/15/12 |
|--|--|

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

MOVED that the Planning and Zoning Commission finds that the amendments to the plan for the Splash Car Wash Special permit application satisfy the concerns raised by the Commission during the public hearings, including painting of lines as stated at the June 12, 2012 meeting, as shown on plans entitled "Site Plan – Parking Improvements, Splash Car Wash, 1123 Highland Avenue, Cheshire, Connecticut" revised through June 5, 2012, and prepared by Milone and MacBroom, 99 Realty Drive, Cheshire, Connecticut, and hereby approves this application.

VOTE The motion passed 7-0-1; Strollo abstained.

- | | |
|---|---|
| 3. Special Permit Application
<u>Dalton Enterprises Inc.</u>
71 Willow Street
47,250 S.F. Warehouse Facility
PUBLIC HEARING CONTINUED TO JUNE 25, 2012 | PH 6/11/12
MAD 8/15/12 |
| 4. Subdivision Application
<u>Ricci Construction Group Inc.</u>
261 Cook Hill Road
2-lots (1 existing) | PH 6/11/12
MAD 8/15/12 |

PUBLIC HEARING WILL BE OPENED ON JUNE 25, 2012

5. **Site Plan Application** **PH 6/11/12**
Arbor Energy **MAD 8/15/12**
280 Schoolhouse Road
Installation of 30,000 gallon
Above ground propane tank
Tabled to June 25, 2012

VIII. EXECUTIVE SESSION

a. Discussion of Open Space Acquisition

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

MOVED that the Planning and Zoning Commission enter Executive Session at 8:25 p.m.

VOTE The motion passed unanimously by those present.

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

MOVED to exit Executive Session at 8:40 p.m.

VOTE The motion passed unanimously by those present.

Following Executive Session the Commission made the following motion.

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

MOVED that the Planning and Zoning Commission hereby expresses its support for the purchase of additional property along the ridgeline that defines the westerly boundary between Cheshire and Prospect and finds that the establishment of this open space is consistent with the 2002 Cheshire Plan of Conservation and Development. The Commission recognizes that additional acreage will provided linkage between existing open space parcels that are already owned by the Town, the State of Connecticut, and the Cheshire Land Trust.

VOTE The motion passed unanimously by those present.

IX. ADJOURNMENT

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

MOVED to adjourn at 8:40 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk