

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION
REGULAR MEETING HELD IMMEDIATELY FOLLOWING THE PUBLIC
HEARING ON MONDAY, JUNE 25, 2012 AT 7:30 P.M. IN COUNCIL
CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

Earl Kurtz, Chairman; Sean Stollo, Vice Chairman; Lelah Campo, Martin
Cobern, S. Woody Dawson, Gil Linder, John Kardaras, Louis Todisco
Alternates: Edward Gaudio and Leslie Marinaro
Absent: Tali Maidelis and Jim Bulger (alternate)
Staff: William Voelker, Town Planner

I. CALL TO ORDER

Mr. Kurtz called the meeting to order at 7:41 p.m.

Mr. Kurtz read the fire safety announcement.

II. ROLL CALL

Mr. Stollo 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.

VI. ACCEPTANCE OF MINUTES

Public Hearing 6/11/12 and Special Meeting 6/11/12

MOTION by Mr. Dawson; seconded by Mr. Stollo.

MOVED to accept the minutes of the Public Hearing of 6/11/12 and
Special Meeting of 6/11/12, subject to corrections, deletions, additions.

VOTE The motion passed 7-0-2; Kardaras and Todisco abstained.

VI. COMMUNICATIONS

VII. UNFINISHED BUSINESS

1. **Special Permit Application**
Dalton Enterprises Inc.
71 Willow Street
47,250 s.f. warehouse facility

PH 6/11/12
PH 6/25/12
MAD 8/29/12

Commissioner Todisco recused himself from this application

MOTION by Mr. Dawson; seconded by Mr. Cobern

MOVED that the Planning and Zoning Commission approve the Special Permit Application of Dalton Enterprises to construct a 47,250 square foot warehouse facility in 3 phases as shown on plans entitled "Site Plan for Property of Dalton Enterprises, Inc." Showing Facilities Expansion at 71 Willow Street, Cheshire, Connecticut," prepared by OCC Group, Incorporated, 2091 Highland Avenue, and Cheshire CT and revised through June 20, 2012.

This approval is conditioned upon compliance with the comments from the Cheshire Fire Department dated June 11, 2012.

Discussion

Mr. Cobern commented on this being an excellent plan with recycling of water and reusing it.

Mr. Dawson stated that this is a good plan.

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

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|-----------|---|--------------------|
| 2. | Subdivision Application | PH 6/11/12 |
| | <u>Ricci Construction Group Inc.</u> | PH 6/25/12 |
| | 261 Cook Hill Road | MAD 8/29/12 |
| | 2 lots (1 existing) | |
| | Public Hearing was tabled to July 9, 2012. | |
| | | |
| 3. | Site Plan Application | MAD 8/2/12 |
| | <u>Arbor Energy</u> | |
| | 280 Schoolhouse Road | |
| | Installation of 30,000 gallon above | |
| | Ground propane tank. | |

Commissioner Kurtz recused himself from this application.

Mr. Voelker stated that the applicant has revised the plan with an amendment to add an 18,000 gallon tank along with the 30,000 gallon tank. The zoning regulations state no more than 50,000 gallons and the applicant's request is within the limits of the regulations.

Darin Overton, P.E. Milone and MacBroom, Inc. explained that there was prior site approval for Arbor Energy in 2003. This is a 5.88 acre parcel in an I-1 Zone. He displayed a rendering of the original submission, and pointed out the building and proposed storage tanks.

The Commission was informed by Mr. Overton that a fire safety consultant was hired to look at the tank(s) safety, and meeting all of the fire safety requirements and zoning regulations. The applicant is requesting an additional 18,000 gallon tank on the site to get closer to the 50,000 maximum permitted. Following a meeting between the consultant and the Fire Chief, there was identification of the need for a fire hydrant within 1,000 feet of the tanks. The applicant will have a hydrant on the north side of the site, less than 1,000 feet from the tanks. Based on this hydrant, the plan is in compliance with fire safety standards and requirements.

Mr. Voelker read the Fire Department comments, dated June 25, 2012, into the record of the meeting.

Mr. Overton stated that the applicant will comply with all these comments.

The issue of the management of the wood chips on site was raised by Mr. Stollo, who also noted that these chips do heat up.

According to Mr. Voelker the chips do not heat up where they would be detrimental.

Mr. Overton said that the chips do generate heat and this was part of the fire safety review. The wood chip area is contained within blocks. Also, the owners of the company are the same owners who handle tree care and energy and this is an expansion of their business. The tanks will only be used for trucks and deliveries.

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

MOVED that the Planning and Zoning Commission approve the Site Plan application for two (2) above ground propane gas storage tanks to be located at 280 Schoolhouse Road, as shown on plans entitled "Site Plan-Proposed Propane Tanks, Total Tree Care/Arbor Energy, LLC, Lot 32, Assessor's Map No. 10, 280 Schoolhouse Road, Cheshire, Connecticut" prepared by Milone and MacBroom, 99 Realty Drive, Cheshire, CT and revised through June 30, 2012.

This approval is conditioned upon compliance with comments from the Cheshire Fire Department dated June 25, 2012.

VOTE The motion passed unanimously by those present.

VIII. BONDS

IX. NEW BUSINESS

1. **Zone Text Change Petition**
Matthew J. Bowman
Section 30, Schedule A to add a new
Paragraph 1B-Accessor Second Dwelling

With regard to this application, Mr. Voelker said that this is a zoning text amendment. The matter will be referred to the regional planning agencies for review and comments, and referred to abutting communities. The staff recommendation is to open the hearing on July 9, 2012, and continue it to the 2nd meeting in July for regional agencies to submit comments.

2. **Other Planning and Zoning Commission business**
 - a. **Monthly Report from the Zoning Enforcement Officer**
 - b. **Other**

X. ADJOURNMENT

MOTION by Mr. Cobern; seconded by Mr. Gaudio.

MOVED to adjourn the meeting at 7:55 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk