

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION
REGULAR MEETING HELD IMMEDIATELY FOLLOWING THE PUBLIC
HEARING ON MONDAY, JULY 23, 2012 AT 7:30 P.M. IN COUNCIL
CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

Earl Kurtz, Chairman; Secretary Tali Maidelis,; Martin Cobern, Lelah Campo,
John Kardaras, Gil Linder, Louis Todisco

Alternates: Leslie Marinaro

Absent: S. Woody Dawson, Sean Strollo, and Ed Gaudio and Jim Bulger
(alternates)

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Mr. Kurtz called the public hearing to order at 8:21 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

P.H. 7/9/12 and S.M. 7/9/12

MOTION by Mr. Maidelis; seconded by Ms. Marinaro

MOVED to accept the minutes of the Public Hearing of July 9, 2012 and Special Meeting of July 9, 2012 subject to corrections, additions, deletions.

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

VI. COMMUNICATIONS

- 1. Letter from Michael A. Milone, Town Manager dated 7/16/12
RE: 8-24 Review – Proposed FY 2012-13 Five Year Capital
Expenditure Plan and Annual Capital Expenditure Budget.**

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

MOVED that the Planning and Zoning Commission finds that the Proposed Fiscal Year 2012-2013 Five Year Capital Expenditure Plan and Annual Capital Expenditure Budget for the Town of Cheshire is not in conflict with the Plan of Conservation and Development. This shall constitute the Commission's report relative to a review in accordance with Section 8-24 of the Connecticut General Statutes, as required by Section 7-2 of the Town Charter.

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

VI. UNFINISHED BUSINESS

1. **Subdivision Application** **PH 6/11/12**
Ricci Construction Group Inc. **PH 6/25/12**
261 Cook Hill Road **PH 7/9/12**
2 lots (1 existing) **PH 7/23/12**
MAD 9/26/12
PUBLIC HEARING CONTINUED TO SEPTEMBER 10, 2012.

2. **Zone Text Change Petition** **PH 7/9/12**
Matthew J. Bowman **PH 7/23/12**
Section 30, Schedule A to add a new **MAD 9/26/12**
Paragraph 1B-Accessor Second Dwelling
PUBLIC HEARING CLOSED.

VIII. NEW BUSINESS

1. **Site Plan Modification** **MAD 9/25/12**
Arthur O'Connor/Alexion
350-352 Knotter Drive
To enlarge front entrance vestibule
And lobby by approx. 350 s.f.

Samuel Sargeant, Architect, Lazarus and Sargeant, represented the applicant for a site plan modification of 350 s.f. to change the lobby of the building at 350 Knotter Drive. Mr. Sargeant displayed plans showing the current layout of the lobby and proposed layout with the modification. He stated that the applicant is requesting enlargement of the front vestibule/security zone in the area where guests come to the building. There will be a small waiting area, coffee area, unisex bathroom, and small meeting room.

The site is 75 acres, and the building is 153,000 s.f. footprint, and the addition requested is a 350 s.f. lobby area as depicted on the drawings. The front façade of the new area will be the same as the current façade, modification of the "A" (for Alexion) near the roof area, minor changes to the sidewalk and impervious surface, with no changes in the parking.

Mr. Voelker read a letter from Town Engineer Joseph Michaelangelo dated July 18, 2012 into the record of the meeting; and he read Fire Department comments dated July 23, 2012 into the record.

MOTION by Mr. Cobern; seconded by Ms. Marinaro.

MOVED that the Planning and Zoning Commission approve the Site Plan for the amended entryway for Alexion Pharmaceuticals located at 352 Knotter Drive as shown on plans entitled "Front Entrance Schematic Design, Alexion Pharmaceuticals, 352 Knotter Drive" dated June 16, 2012, and prepared by Lazurus and Sargeant, 50 North Main Street, Wallingford CT 06492.

This approval is conditioned upon compliance with the comments from the Cheshire Fire Department dated July 23, 2012.

VOTE The motion passed unanimously by those present.

2. Other Planning and Zoning Commission Business:

a. Monthly Zoning Enforcement Officer Report.

The report was reviewed and accepted by the Commission.

b. Other

IX. ADJOURNMENT

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

MOVED to adjourn the meeting at 8:32 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk