

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION
SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE PUBLIC
HEARING ON WEDNESDAY, NOVEMBER 14, 2012 AT 7:30 P.M. IN
COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE
CT 06410**

Present

Earl Kurtz, Chairman; Martin Cobern, John Kardaras, Louis Todisco. Alternates
Jim Bulger, Ed Gaudio and Leslie Marinaro

Absent: Lelah Campo, S. Woody Dawson, Gil Linder, Tali Maidelis, Sean Strollo

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Mr. Kurtz called the special meeting to order at 8:41 p.m.

Mr. Kurtz read the fire safety announcement.

II. ROLL CALL

Ms. Marinaro 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 10/22/12 and Regular Meeting 10/22/12

MOTION by Mr. Cobern; seconded by Mr. Gaudio

MOVED to approve the minutes of the Public Hearing of 10/22/12 and Regular
Meeting of 10/22/12 subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

VI. COMMUNICATIONS

1. Letter from Matthew S. Benedetto date stamped 11/1/12
RE: requesting that the public hearing be waived per Section 40-8.
(New Business)

Mr. Voelker read the letter from Mr. Benedetto into the record of the meeting.

MOTION by Mr. Cobern; seconded by Mr. Bulger.

MOVED that the Planning and Zoning Commission approve the waiver of the requirement for a public hearing for the Special Permit Application of Matthew S. Benedetto and table this application to November 26, 2012.

VOTE The motion passed unanimously by those present.

VII. UNFINISHED BUSINESS

- 1. Special Permit Modification Application**
Elim Park Baptist Home Inc.
140 Cook Hill Road
Two Bldg. Additions to improve
Business operations & resident
Activities and replace & expand existing
Storage building Section 43.6
PH 10/22/12
PH 11/14/12
MAD 01/18/13

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

MOVED that the Planning and Zoning Commission finds that the proposed modifications to the Elim Park Campus as shown on plans entitled "Elim Park Place, Master Plan Projects, 140 Cook Hill Road, Cheshire, Connecticut" revised through November 13, 2012 and prepared by LRC Group, 160 West Street, Cromwell, CT 06410, are consistent with the Cheshire Zoning Regulations, and here by approve this application subject to the following conditions:

- 1. Compliance with the comments from the Cheshire Fire Department**
Dated October 22, 2012.

VOTE The motion passed 6-0-1; Todisco recused.

- 2. Zone Text Change Petition**
Marbridge LLC
To amend Section 30, Schedule A
Permitted Uses, Para. 7 Assisted
Living, Convalescent Homes and
The Like...
CONTINUED TO NOVEMBER 26, 2012
PH 11/14/12
MAD 01/18/13
- 3. Special Permit Application**
PT Real Estate Investment LLC
156 North Brooksvale Road
To create (3) lots, two of which are
Rear lots; one existing dwelling
TABLED TO NOVEMBER 26, 2012
PH 11/14/12
MAD 01/18/13

4. **Resubdivision Application**
PT Real Estate Investments LLC
156 North Brooksvale Road
3-lots
TABLED TO NOVEMBER 26, 2012
PH 11/14/12
MAD 01/18/13

5. **Request Pursuant to Section 11.1**
Variances or Waiver of
Regulations –
PABCO Inc.
Huckins Road
Requesting waiver of Section 5.5 Rear
Lots Subsection B12.
CONTINUED TO NOVEMBER 26, 2012
PH 11/14/12
MAD 01/18/13

6. **Special Permit Application**
PABCO Inc.
Huckins Road
To create two (2) rear residential lots
Where one (1) now exists.
CONTINUED TO NOVEMBER 26, 2012
PH 11/14/12
MAD 01/18/13

7. **Resubdivision Application**
PABCO, Inc.
Huckins Road
2-lots
CONTINUED TO NOVEMBER 26, 2012
PH 11/14/12
MAD 01/18/13

8. **Special Permit Application**
1437 Highland Avenue
1427 Highland Avenue
Conversion of an existing house to
Office space & construction a 4,950 S.F.
Warehouse facility.
PH 11/14/12
MAD 01/18/13

MOTION by Ms. Marinaro; seconded by Mr. Gaudio

MOVED that the Planning and Zoning Commission finds that the proposed conversion of a single family residence into an office and the construction of a new 4,950 square foot warehouse as shown on plans entitled "Site Plan for G. C. Electric, 1437 Highland Avenue, Cheshire CT" revised through November 12, 2012, and prepared by OCC Design Consortium, LOLC, 2091 Highland Avenue, Cheshire CT 06410, are, with the exception of the side yard variance for the warehouse facility, consistent with the Cheshire Zoning Regulations, and hereby approves this application subject to the following conditions;

1. Compliance with the comments from the Cheshire Fire Department issued November 7, 2012.

Mr. Cobern recommended that the word “**previously approved**” be added to read “previously approved side yard variance...” With the addition of these words, Mr. Cobern noted that it would clarify that this variance was approved by the ZBA, not this Commission.

In that regard, the amended motion would read:

MOVED that the Planning and Zoning Commission finds that the proposed conversion of a single family residence into an office and the construction of a new 4,950 square foot warehouse as shown on plans entitled “Site Plan for G. C. Electric, 1437 Highland Avenue, Cheshire CT” revised through November 12, 2012, and prepared by OCC Design Consortium, LOLC, 2091 Highland Avenue, Cheshire CT 06410, are, with the exception of the previously approved side yard variance for the warehouse facility, consistent with the Cheshire Zoning Regulations, and hereby approves this application subject to the following conditions:

1. Compliance with the comments from the Cheshire Fire Department issued November 7, 2012.

VOTE The motion passed unanimously by those present.

VII. NEW BUSINESS

1. **Special Permit Application**
Matthew S. Benedetto
470 West Main Street
Section 30, Schedule A, Paragraph 46
Relocate barber shop in same plaza
TABLED TO NOVEMBER 26, 2012.
2. **Resubdivision Application**
A.M. Napolitano LLC
575 Mountain Road
3-lots
SCHEDULED FOR DECEMBER 10, 2012.

VI. ADJOURNMENT

MOTION by Mr. Cobern; seconded by Ms. Marinaro

MOVED to adjourn the special meeting at 8:58 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk