

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION REGULAR MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, FEBRUARY 25, 2013 IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

Earl Kurtz, Chairman; Sean Stollo, Lelah Campo, Martin Coburn, John Kardaras, Gil Linder, Louis Todisco.

Alternates: Leslie Marinaro

Absent: S. Woody Dawson; Ed Gaudio and Jim Bulger

Staff: William Voelker, Town Planner

**I. CALL TO ORDER**

Mr. Kurtz called the meeting to order at 7:46 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.

**V. ACCEPTANCE OF MINUTES**

**Public Hearing 1/14/13 and Special Meeting 1/14/13**

MOTION by Mr. Stollo; seconded by Ms. Campo

MOVED to accept the minutes of the Public Hearing of 1/14/13 and Special Meeting of 1/14/13 subject to corrections, additions, deletions.

VOTE           The motion passed unanimously by those present.

**VI. COMMUNICATIONS**

**1. Letter from Nadine Phillips date stamped 2/4/2013 RE: Request To waive the public hearing.**

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

MOTION by Mr. Cobern; seconded by Mr. Stollo.



for the Fire Department comments, they have been addressed and the application is in compliance.

VOTE The motion passed unanimously by those present.

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| <b>2. Special Permit Application</b><br><b><u>Glen Reinhard</u></b><br><b>160 Sandbank Road</b><br><b>Repair Shop for motorcycles, small engines</b><br><b>And the like.</b> | <b>PH 2/11/13</b><br><b>PH 2/15/13</b><br><b>MAD 5/1/13</b> |
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**(Ms. Marinaro and Mr. Todisco recused)**

MOTION by Mr. Kardaras; seconded by Mr. Strollo.

MOVED that the Planning and Zoning Commission finds that the proposed motor vehicle repair shop for motorcycles, small engines and the like, in the unoccupied building located at 160 Sandbank Road is consistent with the Cheshire Zoning Regulations, and hereby approves this application subject to compliance with the comments from the Cheshire Fire Department dated February 11, 2013.

VOTE The motion passed 6-0-2; Marinaro and Todisco recused.

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| <b>3. Special Permit Modification</b><br><b><u>Dr. Jeffrey Norwood</u></b><br><b>Old Lane Road</b><br><b>Modification to rear lot accessway</b><br><b>POSTPONED TO FUTURE MEETING</b>                       | <b>PH 2/11/13</b><br><b>PH 2/25/13</b><br><b>MAD 5/1/13</b> |
| <b>4. Resubdivision Modification Application</b><br><b><u>Dr. Jeffrey Norwood</u></b><br><b>Old Lane Road</b><br><b>Modification to Subdivision Regulations 5.5B4</b><br><b>POSTPONED TO FUTURE MEETING</b> | <b>PH 2/11/13</b><br><b>PH 2/25/13</b><br><b>MAD 5/1/13</b> |
| <b>5. Special Permit Application</b><br><b><u>Loong Voong</u></b><br><b>1008 South Main Street</b><br><b>Nail salon</b>   | <b>PH 2/11/13</b><br><b>PH 2/15/13</b><br><b>MAD 5/1/13</b> |

**(Mr. Todisco was recused)**

MOTION by Mr. Cobern; seconded by Mr. Kardaras

MOVED that the Planning and Zoning Commission finds that the proposed nail salon to be located at 1008 South Main Street, Cheshire CT, is consistent with the requirements

set forth in Section 33.1.7 (c) of the Cheshire Zoning Regulations, and hereby approves this application subject to compliance with the comments from the Cheshire Fire Department dated February 11, 2013.

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

## **VIII. NEW BUSINESS**

1.    **Special Permit Application**  
**Nadine Phillips**  
**355 Highland Avenue Suite 202**  
**Pilates Instruction**  
**SET FOR MARCH 11, 2013.**
  
2.    **Special Permit Application**  
**Robert C. Schechinger, JR. ASLA**  
**267 Finach Avenue**  
**Replace existing chapel with a 6,048 sq. ft.**  
**Chapel with associated parking and site**  
**Improvements.**  
**SET FOR PUBLIC HEARING ON MARCH 11, 2013.**
  
3.    **Other Planning and Zoning Commission Business**
  1.    **Monthly report from the Zoning Enforcement Officer**  
The report was reviewed and accepted by the Commission.
  
  2.    **Other**

### **Discussion of Plan of Conservation and Development Schedule, status of framework and other related matters.**

Town Planner Voelker informed the Commissioners that he is putting together the data on the "Plan" to include (among other items) population data, population growth since 1960, housing construction, building permits for capital facilities, what was constructed, open space inventory, municipal profile. Mr. Voelker wants to have an informational video produced, a type of public service announcement, for public television to inform people that the Plan is being worked on. There will be reference to the statute (8-23), and people will be asked to submit comments, ideas, and recommendations to the Planning Department. Mr. Cobern and Mr. Kurtz have agreed to participate in the short video and assist in writing the script.

The Plan must be done, with findings as set forth in Section 8-23 of the Statutes, along with a look at the original plan to see if Cheshire's plan is consistent with the State plan.

Following the completion of the local Plan, and within 65 days, it will be referred to the Town Council. The Council can hold a public hearing and make recommendations back to the PZC.

Mr. Cobern asked about the degree of modification in order to comply with the State and the original Plans.

According to Mr. Voelker, Cheshire's Plan is good, and he has no concerns about it. Some things must be talked about. Maps will be needed for the modified Plan. The Plan will be sent to the WPCA as this Authority oversees the primary facility (other than the schools) in the Town, and must come up with a plan to insure there are no problems for the treatment plant upgrade.

Mr. Cobern noted that he was the Chair of the last Plan update, and he said Cheshire's Plan is very good, but there are some areas to be looked at. He cited the Town Center and improvement of some of the language as two things to look at. The current Plan has been good for the Town, and Mr. Cobern said it does not need major revisions.

The State Statute (8-23) will have to be looked at and Mr. Voelker said this will include looking at density issues and provision of alternative housing. He noted that WPCA will not permit extension of sanitary sewers in R-80 districts, and there is little R-20 and R-40 land left for development.

The Commission had a brief discussion on housing alternatives, where there could be an increase in density, ways to do this, and meeting certain level needs in the community.

It was stated by Ms. Marinaro that the Town has no say in what a developer builds, and there is a question of whether anything can be segmented in this regard.

Mr. Voelker commented on more multi-family housing, where it would be built, and the fact that the zoning regulations are a 1970 model and conservative for the time they were written. This will be analyzed in more detail. He noted that the R-20A zones in town are along the main corridors, and we can guess that housing on Route 10 would not start in the \$400,000 range.

The Commissioners discussed the fact that people who grew up in Cheshire, graduate from college or trade school, cannot afford to return to town and live here. Ms. Campo commented on people in the trades making more money than college graduates.

Mr. Cobern stated that these details are more for the zoning regulations. In the Plan there is a need to encourage multi-unit housing in the Town Center, and along the main corridors of Routes 10 and 70, West Main Street, Waterbury Road. He said that, perhaps, some developer will see this, take advantage of it, and the Town can come forward with a regulation to allow this housing.

The Plan is a general set of objectives, and Mr. Cobern said that building on that, a developer can put in more regulations allowing an increase in density, lower per unit costs, and still not over-burden the school system, sewer plant, and other town services.

The school enrollment projections have been received and Mr. Voelker said that the increase in numbers will not require building a new high school.

It was noted by Mr. Cobern that the average 2.5 school age children per unit is sometimes less than that number.

Mr. Voelker stated that the demographic profile and public service video will be put together soon. There may also be some good, general questions placed on the web site, and he asked Commissioners to think about recommendations and ideas, and forward them to him as soon as possible.

## **VI. ADJOURNMENT**

MOTION by Mr. Cobern; seconded by Mr. Kardaras

MOVED to adjourn the public hearing at 8:15 p.m.

VOTE           The motion passed unanimously by those present.

Attest:

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**Marilyn W. Milton, Clerk**