

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

Present

Earl Kurtz, Chairman; Lelah Campo, S. Woody Dawson, Edward Gaudio, John Kardaras, Gil Linder, Louis Todisco.

Absent: Sean Strollo, Martin Cobern, Leslie Marinaro, Jim Bulger.

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Mr. Kurtz called the meeting to order at 8:42 p.m.

Mr. Kurtz read the fire safety announcement.

II. ROLL CALL

Mr. Kurtz 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 3/11/13 and Special Meeting 3/11/13.

MOTION by Ms. Campo; seconded by Mr. Gaudio

MOVED to accept the minutes of the Public Hearing of 3/11/13 and Special Meeting of 3/11/13 subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

VI. COMMUNICATIONS

- 1. Letter from Elizabeth Pratt Fox, Chairperson CHDC and Jeanne R. Chesnow, Vice Chairperson CHDS dated 8/12/12
RE: Cheshire Plan of Conservation and Development.**
- 2. Letter from David A. Pelletier, Chairman, Economic Development Commission dated 3/7/13 RE: Cheshire Plan of Conservation and Development.**

Both letters were copied and in the Commissioner's packets.

VII. UNFINISHED BUSINESS

1. **Special Permit Application**
Robert C. Schechinger, Jr. ASLA
267 Finch Avenue
Replace existing Chapel with a 6,048
Sq. Ft. Chapel with associated parking
And site improvements.
THE PUBLIC HEARING WAS KEPT OPEN UNTIL 4/8/13
PH 3/11/13
PH 3/25/13
MAD 5/29/13

2. **Special Permit Application**
Hanna Choi
1033 South Main Street
Nail Salon
PH 3/25/13
MAD 5/29/13

MOTION by Mr. Kardaras; seconded by Mr. Gaudio

MOVED that the Planning and Zoning Commission finds that the proposed nail salon to be located at 1021 South Main Street 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 comments from the Cheshire Fire Department dated March 25, 2013.

Discussion

Mr. Todisco questioned whether Section 40 should be referenced in this motion.

Mr. Voelker said this was up to the Commission. The last nail salon that was approved was done under the stated section of the regulations.

VOTE The motion passed unanimously by those present.

VIII. NEW BUSINESS

- 1 **Special Permit Application**
Joseph R. Udinsky, Jr.
Bloom Energy
475 Knotter Drive
Construction of 3 fuel cells
SET FOR PUBLIC HEARING ON 4/8/13

2. **Special Permit Application**
Town of Cheshire
Marion Road (West Side and 225 feet
North of Jarvis Street)
Construction of unpaved ten-space
Parking area.

SET FOR PUBLIC HEARING ON 4/8/13

3. **Special Permit Application**
Elim Park Baptist Home Inc.
140 Cook Hill Road
Renovation & Expansion of existing
Dining Room.
SET FOR PUBLIC HEARING ON 4/8/13

4. **Special Permit Application**
Apex Developers LLC
South Meriden Road
Rear Lot Access
SET FOR PUBLIC HEARING ON 4/8/13

5. **Subdivision Application**
Apex Developers LLC
South Meriden Road
6-lots
SET FOR PUBLIC HEARING ON 4/8/13

6. **OTHER PLANNING AND ZONING COMMISSION BUSINESS**
 1. **Monthly Report from Zoning Enforcement Officer.**
No report.

 2. **Other.**

IX. ADJOURNMENT

MOTION by Mr. Dawson; seconded by Mr. Gaudio.

MOVED to adjourn the meeting at 9:00 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk
(transcribed from tape)

