

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE PUBLIC HEARING ON MONDAY, APRIL 8, 2013 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, S. Woody Dawson, Edward Gaudio, John Kardaras, Gil Linder, Louis Todisco.

Alternates: James Bulger and Leslie Marinaro

Absent: Martin Cobern

Staff: William Voelker, Town Planner

**I. CALL TO ORDER**

Mr. Kurtz called the special 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 – Special Meeting Public Hearing, 3/25/13 And Regular Meeting of 3/25/13.**

MOTION by Mr. Stollo; seconded by Mr. Kardaras.

MOVED to accept and approve the minutes of the Special Meeting Public Hearing of 3/25/13 and Regular Meeting of 3/25/13 subject to corrections, additions, deletions.

Corrections: Mr. Linder and Mr. Stollo were absent from these meetings.

VOTE The motion passed unanimously by those present.

**VI. COMMUNICATIONS**

**1. Letter from Louis C. Masiello, dated 4/12/13 RE: Cheshire Route 10 LLC I-C S.D.D. Approval.**

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

MOTION by Mr. Stollo; seconded by Mr. Gaudio

MOVED that the Planning and Zoning Commission approve a one-year extension of the Preliminary Development Plan of Cheshire Route 10 LLC in accordance with Section 45B.9.1A, as amended, of the Cheshire Zoning Regulations. With this extension the Preliminary Development Plan will expire on July 28, 2014, and within this time the applicant will have one additional year to submit a final development plan.

Discussion

VOTE The motion passed 8-1; Dawson opposed.

**VII. BUSINESS**

Town Planner Voelker read the call of public hearing for each application.

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| <p><b>1. Special Permit Application</b><br/><b><u>Robert C. Schechinger, Jr. ASLA</u></b><br/><b>267 Finch Avenue</b><br/><b>Replace existing Chapel with a 6,048</b><br/><b>Sq. Ft. Chapel with associated parking</b><br/><b>And site improvements.</b></p> | <p><b>PH 3/11/13</b><br/><b>PH 3/25/13</b><br/><b>PH 4/8/13</b><br/><b>MAD 6/12/13</b></p> |
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MOTION by Ms. Marinaro; seconded by Ms. Campo

MOVED that the Cheshire Planning and Zoning Commission hereby finds that the Special Permit application to construct a chapel with associated parking and site improvements at 267 Finch Avenue, as shown on plans entitled "Chapel for Franciscan Sisters of the Eucharist, 269 Finch Avenue" revised through April 1, 2013, and prepared by Robert C. Shechinger, Jr. ASLA , 772 Farmington Avenue, Farmington CT 06032, is consistent with the Cheshire Zoning Regulations and hereby approves this application conditioned upon compliance with comments from the Cheshire Fire Department dated March 19, 2013.

Discussion

Mr. Voelker explained that the Fire Department comments related to making amendments to the width of the driveways. The department will bring in their vehicles for a test run on the driveways before a certificate of occupancy will be issued. If there are any issues the applicant has agreed to make adjustments based on the Fire Department's test.

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

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| <p><b>2. Special Permit Application</b><br/><b><u>Joseph R. Udinsky, Jr.</u></b><br/><b>Bloom Energy</b><br/><b>475 Knotter Drive</b><br/><b>Construction of 3 fuel cells</b></p> | <p><b>PH 4/8/13</b><br/><b>MAD 6/12/13</b></p> |
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**(Mr. Todisco recused himself from this application).**

Mr. Voelker said this approval is contingent upon specific storm water management and issues of the building permit.

MOTION by Mr. Dawson; seconded by Mr. Kardaras.

MOVED that the Planning and Zoning Commission hereby finds that the Special Permit application to install fuel cells and supporting equipment in the temporary parking lot at 475 Knotter Drive, as shown on plans entitled "Minor Site Plan Application for Bloomenergy Clean Energy Server Installation" located at 475 Knotter Drive, Cheshire CT 06410, Tax Assessor's Map No. 17, Lot 3" revised through 2/25/13, and prepared by Core States Group, 379 Campus Drive, Somerset NJ 08873, is consistent with the Cheshire Zoning Regulations and hereby approves this application.

VOTE           The motion passed unanimously by those present.

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| <b>3.     Special Permit Application</b><br><b>      <u>Town of Cheshire</u></b><br><b>      Marion Road (West Side and 225</b><br><b>      Feet north of Jarvis Street)</b><br><b>      Construct an unpaved ten-space</b><br><b>      Parking area.</b> | <b>PH 4/8/13</b><br><b>MAD 6/12/13</b> |
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MOTION by Mr. Dawson; seconded by Mr. Strollo.

MOVED that the Planning and Zoning Commission here by finds that the Special Permit application to install ten accessory parking spaces on the Casertano Open Space property located on Marion Road as shown on plans entitled "Site Plan, Proposed Open Space Access Parking Area, Casertano Open Space – Marion Road, Cheshire CT" dated 2/7/13 and prepared by the Town of Cheshire, Department of Public Works, is consistent with the Cheshire Zoning Regulations and hereby approves this application, conditioned upon modifying the driveway in response to a question raised by the Commission to provide additional parking.

VOTE           The motion passed unanimously by those present.

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| <b>4.     Special Permit Application</b><br><b>      <u>Elim Park Baptist Home Inc.</u></b><br><b>      140 Cook Hill Road</b><br><b>      Renovation &amp; Expansion of existing</b><br><b>      Dining room.</b><br><b>      SCHEDULED FOR PUBLIC HEARING ON APRIL 22, 2013</b> | <b>PH 4/8/13</b><br><b>MAD 6/12/13</b> |
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| <b>5.     Special Permit Application</b><br><b>      <u>Apex Developers LLC</u></b> | <b>PH 4/8/13</b><br><b>MAD 6/12/13</b> |
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**South Meriden Road  
Rear Lot Access  
P.H. CONTINUED TO APRIL 22, 2013**

6. **Subdivision Application  
Apex Developers LLC  
South Meriden Road  
6-lots  
P.H. CONTINUED TO APRIL 22, 2013**

**PH 4/8/13  
MAD 6/12/13**

**VIII. NEW BUSINESS**

1. **Special Permit Application  
Town of Cheshire Public Works Department  
1325 Cheshire Street  
Water Pollution Control Plant Upgrade  
Section 30, Schedule A. Para. 29A  
SET FOR PUBLIC HEARING ON APRIL 22, 2013**
2. **Zone Text Change Petition  
Bozzuto's Inc.  
To add Para. 59B to Section 30, Sch. A.  
Permitted Uses.  
SET FOR PUBLIC HEARING ON MAY 28, 2013**

**IX. ADJOURNMENT**

MOTION by Ms. Marinaro; seconded by Mr. Bulger

MOVED to adjourn the meeting at 8:55 p.m.

VOTE           The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk

**VI. ADJOURNMENT**

MOTION by ; seconded by

MOVED to adjourn at

VOTE        The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk