

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION REGULAR MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING SPECIAL MEETING ON APRIL 22, 2013, IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

Earl Kurtz, Chairman; Lelah Campo, Martin Cobern, S. Woody Dawson, Gil Linder, Louis Todisco.

Absent: Sean Stollo, Edward Gaudio, John Kardaras; Alternates: James Bulger and Leslie Marinaro

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Mr. Kurtz called the regular meeting to order at

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 4/8/13 and Special Meeting 4/8/13.

MOTION by Mr. Todisco; seconded by Mr. Dawson.

MOVED that the Planning and Zoning Commission approve and accept the minutes of the Public Hearing of 4/8/13 and Special Meeting of 4/8/13 subject to corrections, additions, deletions.

Corrections: Mr. Todisco was recused from the Cheshire application.

The motion to approve the special permit application of 475 Knotter Drive is corrected with the following addition: *“and hereby approves this application conditioned upon satisfactory storm water management prior to the issuance of a building permit.”*

VOTE The motion passed unanimously by those present.

VI. COMMUNICATIONS

VII. UNFINISHED BUSINESS

1. **Special Permit Application**
Elim Park Baptist Home Inc.
140 Cook Hill Road
Renovation & Expansion of existing
Dining room.
PH 4/8/13
PH 4/22/13
MAD 6/26/13

MOTION by Mr. Cobern; seconded by Mr. Dawson.

MOVED that the Planning and Zoning Commission hereby finds that the Special Permit application to construct a 3,900 square foot expansion to the perimeter to the existing dining room and infill 1,620 square feet of interior courtyards as shown on plans entitled "Elim Park Place, Dining Room Renovation & Expansion, 140 Cook Hill Road, Cheshire CT" revised through April 18, 2013 and prepared by LRC Group, 160 West Street, Cromwell CT, is consistent with the Cheshire Zoning Regulations and hereby approves this application conditioned upon compliance with comments from the Cheshire Fire Department dated April 22, 2013.

VOTE The motion passed 5-0-1; Todisco was recused.

2. **Special Permit Application**
Apex Developers LLC
South Meriden Road
Rear Lot Access
POSTPONED TO MAY 28, 2013
PH 4/8/13
PH 4/22/13
MAD 6/26/13
3. **Subdivision Application**
Apex Developers LLC
South Meriden Road
6-lots
POSTPONED TO MAY 28, 2013
PH 4/8/13
PH 4/22/13
MAD 6/26/13
4. **Special Permit Application**
Town of Cheshire
Public Works Department
1325 Cheshire Street
Water Pollution Control Plant Upgrade
Section 30, Schedule A, Para. 29A
PH 4/22/13
MAD 6/26/13

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

MOVED that the Planning and Zoning Commission hereby finds that the Special Permit application to upgrade the Cheshire Water Pollution Control Plant as shown on plans entitled "Town of Cheshire, Connecticut, Cheshire WPCP Upgrade, Overall Site Plan" 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 compliance with comments from the Cheshire Fire Department dated April 22, 2013.

VOTE The motion passed 5-0-1; Todisco was recused.

5. TABLED APPLICATIONS

A. Zone Text Change Petition

Bozzuto's Inc.

To add Para. 59B to Section 30, Sch. A. Permitted Uses
TABLED FOR PUBLIC HEARING UNTIL 5/28/13

VIII. NEW BUSINESS

1. Zone Text Change Petition

Core Development Inc.

To add a new section: Section 43.8 Planned Residential Infill Development
And add Para. 6G to Section 30, Schedule A Permitted Uses.
SCHEDULED FOR PUBLIC HEARING ON JUNE 10, 2013

2. Subdivision Application

Ricci Construction Group Inc.

John Ricci

Crestwood Drive

3-lots

SCHEDULED FOR PUBLIC HEARING ON MAY 28, 2013

3 Other Planning and Zoning Commission Business

1. Monthly Report from Zoning Enforcement Officer
2. Other

IX. ADJOURNMENT

MOTION by Mr. Cobern; seconded by Mr. Dawson.

MOVED to adjourn the regular meeting at 8:10 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk

