

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD ON MONDAY, JULY 8, 2013, IMMEDIATELY FOLLOWING THE 7:30 p.m. PUBLIC HEARING IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

Earl Kurtz, Chairman; Sean Stollo, Vice Chairman; Lelah Campo, Martin Cobern, Edward Gaudio, John Kardaras, Gil Linder, Louis Todisco. Alternate – Leslie Marinaro  
Absent: S. Woody Dawson; Alternate James Bulger  
Staff: William Voelker, Town Planner

**I. CALL TO ORDER**

Mr. Kurtz called the regular meeting to order at 9:41 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 – Special Meeting Public Hearing 6/24/13  
And Regular Meeting 6/24/15**

MOTION by Mr. Cobern; seconded by Mr. Stollo

MOVED to approve and accept the minutes of the Special Meeting Public Hearing of 6/24/13 and Regular Meeting of 6/24/13 subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

(Commissioners Campo, Stollo and Todisco were recused from application #1; Ms. Marinaro was the alternate)

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|---|--------------------|
| 1. <b>Zone Text Change Petition</b>                   | <b>PH 5/28/13</b>  |
| <b><u>Bozzuto's Inc.</u></b>                          | <b>PH 6/10/13</b>  |
| <b>To add Paragraph 59B to Section</b>                | <b>PH 6/24/13</b>  |
| <b>30, Schedule A.</b>                                | <b>MAD 8/28/13</b> |
| <b>Permitted Uses</b>                                 |                    |
| <b><i>"Warehousing, wholesale business and...</i></b> |                    |

MOTION by Mr. Cobern; seconded by Mr. Kardaras.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed amendment to Section 30, Schedule A, Paragraph 59B of the Cheshire Zoning Regulations, as amended through July 8, 2013, to permit warehousing, wholesale business and wholesale business warehousing, to have building heights up to 100 feet by Special Permit will provide sufficient safeguards to protect the public health, safety and welfare, and agrees that this amendment will promote efficiency in warehouse operations that are necessary and obtainable through advances and developments within that industry. The Commission also finds that the proposed amendment is consistent with the 2002 Cheshire Plan of Conservation and Development, and the Commission hereby approves of this application with an effective date of July 26, 2013.

Discussion

Town Planner Voelker read the added language into the record which the applicant submitted at the last hearing.

6. *There shall be two (2) means of escape from all areas that may require maintenance above sixty-five (65) feet.*
7. *At least one means of fire department aerial access meeting the approval of the Fire Chief will be required.*

For the record, Mr. Cobern informed the Commission that he had an ex parte conversation with James McArdle who made suggestions to him which were not feasible, and this was explained to Mr. McArdle. This will have no bearing on his decision on this application.

Mr. Cobern made the recommendation to table this application to the next meeting so Ms. Campo can familiarize herself with the application. Due to only six commissioners eligible to vote on this matter, he said there is also a disadvantage to the applicant.

Commissioners concurred with this recommendation.

MOTION by Mr. Cobern; seconded by Mr. Kardaras.

MOVED to table the Zone Text Change Petition, Bozzuto's Inc. to the PZC Meeting of July 22, 2013.

Discussion

The representative for the applicant, Attorney Anthony Fazzino, agreed to the continuance noting that the MAD is 8/14/13.

VOTE           The motion passed unanimously by those present.

(Commissioner Campo was recused from application #2; Ms. Marinaro was the alternate)

2. **Zone Text Change Petition**  
**Core Development LLC**  
**To add a new section: Section 43.8**  
**Planned Residential Infill Development**  
**And add Para. 6G to Section 30, Schedule A,**  
**Permitted Uses.**

**PH 6/10/13**  
**MAD 8/14/13**

MOTION by Mr. Cobern; seconded by Mr. Strollo.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposal to add new Section 43.8 Planned Residential Infill Development and new Paragraph 6G to Section 30, Schedule A of the Cheshire Zoning Regulations to permit infill multi-family development within the Residential 20A (R20A) zone by Special Permit, will enable the development of housing that will help satisfy a need for such housing within Cheshire, and will help satisfy the requirement for housing diversity set forth in the Connecticut Conservation and Development Policies Plan. The Commission also finds that this proposal is consistent with the Cheshire Plan of Conservation and Development, and hereby approves this application with an effective date of July 26, 2013.

Discussion

Mr. Cobern commented on this being an excellent amendment to the zoning regulations, allowing more diversified housing, adding life to the town center, encouraging pedestrian traffic, with access to public transportation for people not dependent on cars. This puts Cheshire in the right direction.

Mr. Kurtz noted this does not eliminate commercial businesses but encourages diversified housing in the town center.

Mr. Todisco said this is a different type of housing, which will be nice to have in town. He noted these changes are subject to the special permit process which is substantial, to protect surrounding property owners.

The Commission was informed by Mr. Cobern that the new State Plan of Conservation and Development limits the options for new housing for a zone considered to be allowable for development. The areas in the infill development area are already sewerred and this is the way to go for this type of housing.

VOTE The motion passed unanimously by those present.

3. **Special Permit Application**  
**Dalton Enterprises, Inc.**  
**71 Willow Street**  
**Alternate Truck Access**  
**CONTINUED TO 7/22/13**

**PH 5/28/13**  
**PH 6/10/13**  
**PH 6/24/13**  
**PH 7/8/13**  
**MAD 9/11/13**

4. **Subdivision Application**  
**Diversified Cook Hill LLC**  
Peck Lane  
3-lots  
CONTINUED TO 7/22/13  
PH 6/10/13  
PH 6/24/13  
PH 7/8/13  
MAD 9/11/13
5. **Zone Map Change Application**  
**Cheshire Route 10 LLC**  
IC Zone to I-C S.D.D.  
CONTINUED TO 7/22/13  
PH 6/24/13  
PH 7/8/13  
MAD 9/11/13
6. **COMBINED APPLICATION FOR ZONE CHANGE  
TO AND APPROVAL AS AN I.S.D.D. AND  
APPROVAL OF I.S.D.P.**  
**Cheshire Route 10 LLC**  
1953, 1973, 2037 and 2061 Highland Avenue  
Dickerman Road and I-691  
CONTINUED TO 7/22/13  
PH 6/24/13  
PH 7/8/13  
MAD 9/11/13
7. **Earth Removal, Filling or Regrading Permit**  
**Cheshire Route 10 LLC**  
Highland Avenue, Dickerman Road, I-691  
CONTINUED TO 7/22/13  
PH 6/24/13  
PH 7/8/13  
MAD 9/11/13
8. **Subdivision Application**  
**Ricci Construction Group Inc.**  
Sperry Road/Crestwood Drive  
4-lots  
CONTINUED TO 7/22/13  
PH 7/8/13  
MAD 9/11/13

(Commissioner Todisco was recused from this application; Ms. Marinaro was the alternate).

9. **Special Permit Application**  
**Danlin Partners LLC**  
883 Peck Lane  
PH 7/8/13  
MAD 9/11/13

MOTION by Mr. Cobern; seconded by Mr. Kardaras.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposal to amend the boundary lines to the rear lot access as shown on plans entitled "Subdivision Plan for Danlin Partners, LLC, Danlin Manor, Peck Lane, Cheshire, Connecticut" dated July 10, 2006, and amended through June 10, 2013, and prepared by William F. Orsine & Associates, 1 Prestige Drive, Suite 110, Meriden, CT, is consistent with the Cheshire Subdivision and Zoning Regulations, and hereby approves this application.

VOTE           The motion passed unanimously by those present.

**VII. NEW BUSINESS**

1.    **Site Plan Application**  
      City of Meriden  
      **1285 S.Meriden Road/Meriden Water Work**  
      **Road (Reservoir Road)**  
      **Commercial/Utility Improvements and**  
      **Upgraded to the Broad Brook Filtration Plant**  
      **SET FOR PUBLIC HEARING ON 7/22/13**

Town Planner Voelker noted that this is a “Special Permit Application” – not a Site Plan Application.

**VIII. ADJOURNMENT**

MOTION by Mr. Cobern; seconded by Mr. Gaudio

MOVED to adjourn the special meeting at 10:00 p.m.

VOTE           The motion passed unanimously by those present

Attest:

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Marilyn W. Milton, Clerk