

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, SEPTEMBER 9, 2013, 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
Alternates – Leslie Marinaro and John Fischer
Absent: S. Woody Dawson, Louis Todisco and Alternate James Bulger
Staff: William Voelker, Town Planner

I. CALL TO ORDER

Mr. Kurtz called the special meeting to order at 8:46 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 – P.H. 7/22/13 AND REG. MEETING 7/22/13

MOTION by Mr. Cobern; seconded by Mr. Kardaras

MOVED to accept the minutes of the Public Hearing of 7/22/13 and Meeting of 7/22/13 subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

VI. UNFINISHED BUSINESS

1. **Special Permit Application**
Dalton Enterprises, Inc.
71 Willow Street
Alternate Truck Access

PH 5/28/13
PH 6/10/13
PH 6/24/13
PH 7/8/13
PH 7/22/13
MAD 9/25/13

THE APPLICATION WAS WITHDRAWN

Mr. Voelker read the letter from the applicant, Dalton Enterprises, Inc., into the record.

2. **Special Permit Application** **P.H. 9/9/13**
City of Meriden **MAD 11/13/13**
1285 S. Meriden Road/Meriden Water
Work Road (Reservoir Road)
Commercial/Utility improvements and
Upgrades to the Broad Brook Filtration Plant

MOTION by Mr. Cobern; seconded by Mr. Kardaras

MOVED that the Cheshire Planning and Zoning Commission finds that this application as shown on plans entitled "Meriden Water Division, Broad Brook Water Filtration Plant and Pump Station Upgrade" dated June 13, 2013 and submitted by Black and Veatch, is consistent with standards set forth in Section 40 of the Cheshire Zoning Regulations, and hereby approves this application conditioned upon compliance with comments from the Cheshire Fire Department dated September 5, 2013.

Discussion

Mr. Voelker read the Fire Department comments into the record.

VOTE The motion passed unanimously by those present.

3. **Special Permit Application** **PH 9/9/13**
Consulting and Design LLC **MAD 11/13/13**
901 West Main Street
Renovate existing convenience store
For a Drive Thru Dunkin Donuts
CONTINUED TO SEPTEMBER 23, 2013

4. **Special Permit Application** **PH 9/9/13**
HAI Group Facilities/Bill Lewellyn **MAD 11/13/13**
189 Commerce Court
Building addition and associated
Parking.
CONTINUED TO SEPTEMBER 23, 2013

5. **Special Permit Application** **PH 9/9/13**
Bill Yeager **MAD 11/13/13**
1701 Highland Avenue
Personal Training Studio
(Ms. Marinaro was recused from this application)

MOTION by Mr. Cobern; seconded by Mr. Kardaras

MOVED that the Cheshire Planning and Zoning Commission finds that this application as shown on plans submitted by the applicant showing the occupancy of Unit 1 and Unit 2 in the existing commercial building located at 1701 Highland Avenue and dated

August 26, 2013, is consistent with standards set forth in Section 40 of the Cheshire Zoning Regulations, and hereby approves this application conditioned upon compliance with comments from the Cheshire Fire Department dated September 5, 2013.

VOTE The motion passed 7-0-1; Marinaro recused

TABLED APPLICATIONS

- a. **Site Plan Application** **MAD 9/23/13**
Consolidated Industries
677 Mixville Road
Expansion to relocate Hammer Shop
TABLED to 9/23/13

VII. BONDS
MAINTENANCE BOND RELEASE
Platt Lane

MOTION by Mr. Cobern; seconded by Ms. Marinaro

MOVED that in accordance with the memorandum from the Engineering Department dated August 14, 2013, the Planning and Zoning Commission authorizes the release of the Maintenance Bond for Platt Lane.

VOTE The motion passed unanimously by those present.

VIII. NEW BUSINESS

1. **Special Permit Modification**
Cheshire Housing Authority
356 & 366 West Main Street
Non-Subdivision Affordable Housing
SCHEDULED FOR PUBLIC HEARING ON 9/23/13

Mr. Voelker informed the Commission that there is a modification to the plans.

2. **Special Permit Application**
Daniel R and Kelley E. Cassone
216 South Rolling Acres
In-Law Apartment
SCHEDULED FOR PUBLIC HEARING ON 9/23/13

VI. ADJOURNMENT

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

MOVED to adjourn the special meeting at 8:52 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk