

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION PUBLIC HEARING HELD ON MONDAY, SEPTEMBER 23, 2013, AT 7:30 P.M. IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

Sean Stollo, Vice Chairman; Lelah Campo, Martin Cobern, S. Woody Dawson, Edward Gaudio, John Kardaras, Gil Linder

Alternates – Leslie Marinaro and Jon Fischer

Absent: Earl Kurtz and Alternate James Bulger

Staff: William Voelker, Town Planner

**I. CALL TO ORDER**

Mr. Stollo called the public hearing to order at 7:31 p.m.

Mr. Stollo read the fire safety announcement.

**II. ROLL CALL**

Ms. Marinaro 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. BUSINESS**

**Mr. Voelker read the call of public hearing for each application.**

- |  |                     |
|--|---------------------|
| <b>1. Special Permit Application</b>       | <b>PH 9/9/13</b>    |
| <b><u>Consulting and Design LLC</u></b>    | <b>PH 9/23/13</b>   |
| <b>901 West Main Street</b>                | <b>MAD 11/27/13</b> |
| <b>Renovate existing convenience store</b> |                     |
| <b>For a Drive Thru Dunkin Donuts</b>      |                     |
| <b>TABLED TO OCTOBER 16, 2013</b>          |                     |

(Mr. Todisco was recused from application #2)

- |  |                     |
|--|---------------------|
| <b>2. Special Permit Application</b>             | <b>PH 9/9/13</b>    |
| <b><u>HAI Group Facilities/Bill Lewellyn</u></b> | <b>PH 9/23/13</b>   |
| <b>189 Commerce Court</b>                        | <b>MAD 11/27/13</b> |
| <b>Building addition and associated</b>          |                     |
| <b>Parking</b>                                   |                     |

Attorney Matthew Hall represented the applicant along with Chris Hulk, Milone and MacBroom.

Mr. Hall reported that the only outstanding issue on the abandonment of the drainage easement has been resolved by approval of the Town Council on September 10, 2013.

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

On the rendering, Mr. Hall pointed out the newly designed road, new building addition to the existing building, current cul de sac termination, and parking spaces behind the construction area. There will be 208 new parking spaces, for a total of 342 spaces on the site.

THE PUBLIC HEARING WAS CLOSED.

(Mr. Todisco was recused from application #3)

**3. Special Permit Modification  
Cheshire Housing Authority  
356 & 366 West Main Street  
Non-Subdivision Affordable Housing**

**PH 9/23/13  
MAD 11/27/13**

Attorney Kevin Hecht represented the applicant along with Bruce Klein, Chairman of the CHA. Mr. Hecht noted that the application was approved in 2009 with waivers, and the new housing is now called Foothouse Commons. All waivers were approved, and due to an error in staking out the building. The applicant is requesting a waiver of the dimensional requirements from 17 feet to 12 feet to enable building #1 to be located as shown on the approved plans.

IWW did not require a permit for this application, and there are no changes other than the location of the building #1. Mr. Hall pointed out building #1 on the rendering, noting it is to the north, adjacent to the Beachport line, and the requested modification only affects CHA property.

All staff comments have been addressed and Mr. Voelker stated that the front boundary of this site is Rumberg Road.

In response to a question from Mr. Linder regarding moving the 5 feet to the east, Mr. Hecht advised it is 5 feet to the north, further away from the sidewalk.

Chris Conklin, Conklin and Soroka, stated that everything is shifted and is blended in just fine.

Bruce Klein, 100 Barytes Drive, CHA Chairman, explained that with the modification the building would be in the original requested location. Everything else remains the same, i.e. fire access, emergency vehicle access, and there are no impacts on drainage, wetlands, etc.

Attorney Hecht stated that the waiver request is due to an error by the surveyor during the utility checks.

THE PUBLIC HEARING WAS CLOSED.

**4. Special Permit Application**  
**Daniel R. and Kelley E. Cassone**  
**216 South Rolling Acres**  
**In-Law Apartment**

**PH 9/23/13**  
**MAD 11/27/13**

Daniel Cassone stated that the application is for an in-law apartment for his mother. The apartment has its own entrance, connects to the main house, and is under 750 square feet in size.

Mr. Voelker informed the Commission that the applicant submitted floor plans with a 36 inch door connecting the two residences. All requirements have been met.

THE PUBLIC HEARING WAS CLOSED.

**VI. ADJOURNMENT**

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

MOVED to adjourn the public hearing at 7:48 p.m.

VOTE The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk