

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, March 10, 2014 IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

Earl Kurtz, Chairman; Lelah Campo, Secretary; Edward Gaudio, Gil Linder, Vincent Lentini, John Kardaras, Vincent Lentini. Absent: Sean Strollo  
Alternates: Diane Visconti; Absent: Jon Fisher and Leslie Marinaro  
Staff: William Voelker, Town Planner

**I. CALL TO ORDER**

Mr. Kurtz called the special meeting to order at 8:06 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 – Public Hearing 2/24/14 & Regular Meeting 2/24/14.**

MOTION by Mr. Lentini; seconded by Mr. Kardaras

MOVED that the Planning and Zoning Commission approve and accept the minutes of the Public Hearing of 2/24/14 and Regular Meeting of 2/24/14 subject to corrections, additions, deletions.

VOTE           The motion passed 7-2; Campo and Dawson abstained.

**VI. COMMUNICATIONS**

**1. Letter from Michael J. Joyce, P.E. Associate, Milone & MacBroom, dated March 3, 2014, RE: WJH3, LLC, 93 Main Street (new business #3).**

Town Planner Voelker read a letter from Mr. Joyce dated March 3, 2014 and a letter dated March 7, 2014 into the record. The applicant is requesting that documents from the 2007 approval (which has lapsed) be part of the new application; that the Commission consider the new application without a public hearing; and cited the correct identification of the applicant and contact information.

The Commission was informed by Mr. Voelker that it cannot waive the public hearing, but the process could be made simpler by incorporation of the prior documents. He will provide a summary of the prior application and copies of the minutes to the Commissioners. The application is for a professional office in an R-20A zone; it is an item under new business #3; and the staff recommendation is for the application to have a public hearing on March 24, 2014.

**VII BUSINESS**

1. **Zone Text Change Amendment** **P.H. 2/24/14**  
**Town of Cheshire** **P.H. 3/10/14**  
**To amend Section 23, Definitions**  
**Add: Recreation Active and Recreation,**  
**Passive**  
**To amend Section 30 Schedule A, Permitted**  
**Uses, Item 29A**  
**To amend and add to Section 32, Schedule B,**  
**Item 7.**  
**PUBLIC HEARING CONTINUED TO MARCH 24, 2014.**
  
2. **Special Permit Application** **PH 2/10/14**  
**David G. Blakesle/Doreen Blakeslee** **PH 3/10/14**  
**350 Fenn Road** **MAD 5/14/14**  
**In-Law apartment**  
**Section 30, Sch. A. Para #5.**

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

MOVED that the Planning and Zoning Commission finds that the application to establish an in-law apartment as shown on plans entitled "Site Development Plan Prepared for David G. and Doreen Blakeslee, 350 Fenn Road, Cheshire CT" revised through February 28, 2014 and prepared by Cardinal Engineering Associates Inc. 3 Colony Street, Meriden CT 06451, are consistent with Section 30, Schedule A, Item 5 of the Cheshire Zoning Regulations and hereby approves this application.

VOTE            The motion passed unanimously by those present.

**VIII. NEW BUSINESS**

1. **Special Permit Application**  
**MHD Realty LLC**  
**420 South Main Street**  
**To establish a mix of 2 dwelling units**  
**With professional offices as regulated by**  
**Section 30, Sch. A. Item 3b, of the Cheshire**  
**Zoning Regulations.**

**PUBLIC HEARING SCHEDULED FOR APRIL 14, 2014.**

2. **Special Permit Application**  
**Edward Williams**  
1701 Highland Avenue, Unit #3  
Health & Exercise Facility  
Section 30, Sch. A. Para. 37  
**PUBLIC HEARING SCHEDULED FOR MARCH 24, 2014**
  
3. **Special Permit Application**  
**WJH3, LLC Douglas H. Israel**  
93 Main Street  
Redevelopment of a property from  
Residential use to a commercial office  
Use, Sec. 30, Sch. A. #49 & Section 40  
**PUBLIC HEARING SCHEDULED FOR MARCH 24, 2014**
  
4. **Waiver request of Section 11.1 of the**  
**Subdivision Regulations**  
**Karen A. Reims**  
27 East Ridge Court  
Requesting waiver of Section 5.6  
**CUL-DE-SCA STREET OR DEAD END STREET**  
**LIMITATIONS & Subsection 5.6.1**  
**PUBLIC HEARING SCHEDULED FOR APRIL 14, 2014**
  
5. **Special Permit Application**  
**Karen A. Reims**  
27 East Ridge Court  
Accessory Secondary Dwelling  
Section 30, Sch. A. Para. 1B  
**PUBLIC HEARING SCHEDULED FOR APRIL 14, 2014**

**6. DISCUSSION**  
**PLAN OF CONSERVATION AND DEVELOPMENT**

Town Planner Voelker informed the Commission that a Plan of Conservation and Development meeting was held last week. The next Plan meeting is scheduled for March 19, 2014, at 7:30 p.m. The Plan must be completed by July 2015. Mr. Voelker commented on the fact that the Plan is the Commission's Plan, and he provides guidance and direction.

Mr. Linder reported that he has put together a listing of municipal web sites which have existing Plans on the site (Avon, West Haven, West Hartford, Westport). He will e mail the information to the Planning Department for distribution to Commissioners. Mr. Dawson requested data on towns similar to Cheshire.

**7. OTHER PLANNING AND ZONING COMMISSION BUSINESS**

**1. Discussion: Regular Meetings Televised**

The Commission held a brief discussion about televising the regular and special meetings of the PZC. At this time only the public hearings are televised. In the past the Commission had voted to not televise the meetings. The matter is up for discussion and vote of the Commission. Mr. Voelker will research the minutes of the meeting where the issue was discussed and voted upon, and provide them to the Commissioners.

**2. Appointment to Regional Planning Agency**

Mr. Dawson expressed interest in this appointment, but said he would require more research before accepting an appointment.

**IX. ADJOURNMENT**

MOTION by Mr. Dawson; seconded by Mr. Todisco

MOVED to adjourn the special meeting at 8:31 p.m.

VOTE The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk