

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION REGULAR MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING HELD ON MONDAY, APRIL 28, 2014, IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

Earl Kurtz, Chairman; Sean Stollo, Vice Chairman; Edward Gaudio, Gil Linder, Vincent Lentini, John Kardaras, Louis Todisco.

Absent: Lelah Campo, S. Woody Dawson

Alternates: Diane Visconti; Absent: Jon Fischer and Leslie Marinaro

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Mr. Kurtz called the regular meeting to order at 8:14 p.m.

Mr. Kurtz read the fire safety announcement.

II. ROLL CALL

Ms. Milton (clerk) 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. 4/14/14 AND SPECIAL MEETING 4/14/14

MOTION by Mr. Lentini; seconded by Mr. Stollo

MOVED that the Planning and Zoning Commission approves and accepts the minutes of the Public Hearing of 4/14/14 and Special Meeting of 4/14/14 subject to corrections, deletions, additions.

VOTE The motion passed unanimously by those present.

VI. COMMUNICATIONS

VII UNFINISHED BUSINESS

- 1. Zone Text Change Amendment
Town of Cheshire
To amend Section 23, Definitions
Add: Recreation Active and Recreation,
Passive**

PH 2/24/14
MAD 3/10/13
PH 3/24/14
PH 4/14/14

PH 4/28/14

**To amend Section 30 Schedule A, Permitted
Uses, Item 29A
To amend and add to Section 32, Schedule B,
Item 7
NO ACTION; POSTPONED TO MAY 12, 2014.**

2. **Special Permit Application
Core Development LLC
589 South Main Street
13 Unit Planned Residential Infill Development**

PH 3/24/14
MAD 5/28/14

MOTION by Mr. Strollo; seconded by Mr. Kardaras

MOVED, that the Planning and Zoning Commission finds that the application for the proposed 13 unit Planned Residential Infill Development, as shown on plans entitled "Planned Residential Infill Development, 589 South Main Street, Cheshire CT" dated February 14, 2014 and prepared by Milone and MacBroom, 99 Realty Drive, Cheshire CT, are consistent with the requirements of Section 43.8 (Planned Residential Infill Development) and of the requirements of Section 40 (Special Permit) of the Cheshire Zoning Regulations and hereby approves this application.

Discussion

Mr. Linder stated the application is well done, yet he is leery about exiting onto Route 10 from the site, and defers to the State DOT for a decision on this issue.

Mr. Gaudio stated his concerns about the driveway as this is a difficult area to get out of, and could be dangerous.

Mr. Todisco said this is an intense use in a small zone, but it complies with the regulations. He noted revisions to the plans are appropriate, and will not overly impact the neighborhood, and parking garages seem to be a barrier and helpful to the overall application.

Chairman Kurtz stated he would prefer the entrance from Route 10 and exit out of Elmwood Drive. He believes the State of Connecticut is okay with the proposal in and out of Route 10, and he is okay with the lesser use of the property.

VOTE The motion passed 7-1; Gaudio opposed.

(Commissioner Kurtz was recused from applications #3 and #4).

3. **Waiver request of Section 11.1 of the
Subdivision Regulations
Karen A. Reims
27 East Ridge Court**

PH 4/14/14
MAD 6/18/14

**Requesting waiver of Section 5.6 CUL-DE-SAC
STREET OR DEAD END STREET, LIMITATIONS
& Subsection 5.6.1.**

4. **Special Permit Application**
Karen A. Reims
27 East Ridge Court
Accessory Secondary Dwelling,
Section 30, Sch. A. Para 1B

PH 4/14/14
MAD 6/18/14

Attorney Anthony Fazzone represented the applicant (Reims), and requested Commission action on the applications be deferred to the next meeting, and noted there are no time constraints involved.

The Reims applications were postponed to the May 12, 2014 PZC meeting.

5. **Site Plan Application**
Arthur O'Connor (Alexion)
350-352 Knotter Drive
Temporary Modular Office Buildings

MAD 5/27/14

Dave Carson, OCC Group, represented the applicant, Alexion Pharmaceuticals, and informed the Commission that the company is putting up two (2) temporary modular buildings at 350-352 Knotter drive. These are the same as prior temporary buildings which were approved three times before the company expansion in 2008. Mr. Carson stated that the company will relocate employees to the temporary buildings, and re-utilize the interior space for another project group. The plan has been reviewed by Town staff including Fire and Police Departments, and did not require IWW approval. There will also be a 10'x20' concrete pad to hold two outside cooler units (outside kitchen facilities) for cafeteria service.

Architectural plans for the temporary buildings were displayed by Mr. Carson. There will be handicapped accessibility, electrical service, no plumbing facilities. The buildings are provided by William Scotsman, and are elaborate office trailers, with one trailer 3 units wide and the other 2 units wide. They will be used for a period of about two years.

Mr. Lentini noted that the Fire Department limits the use for two years, and he asked about Alexion moving out of Cheshire.

Mr. Voelker stated that the company is still in Cheshire, and could be moving out in the future.

MOTION by Mr. Kardaras; seconded by Mr. Todisco

MOVED that the Planning and Zoning Commission finds that the site plan application for the proposed temporary modular office structures and concrete pad for outside cooling units, as shown on plans entitled "Site Development Plans for Modular Office Buildings, Alexion Pharmaceuticals, 350-352 Knotter Drive, Cheshire CT" revised through April 8, 2014, and prepared by OCC Group Incorporated, 2091 Highland Avenue, Cheshire CT, is consistent with the requirements of Section 41, (Site Plan Approval) of the Cheshire Zoning Regulations, and hereby approves this application.

Discussion

Mr. Lentini asked about the concrete pad being permanent on the site.

Mr. Carson said the pad would be permanent for the cooling units.

VOTE The motion passed unanimously by those present.

6. 8-24 Review
Jarvis Street Parking Lot and Trail
Improvements

Town Planner Voelker read the letter to the Commission from Town Manager Milone dated 4/22/14 into the record of the meeting.

MOTION by Mr. Kardaras; seconded by Mr. Stollo.

MOVED that the Planning and Zoning Commission, exercising its responsibility in accordance with Section 8-24 of the Connecticut General Statutes, finds that the proposed parking lot and trail improvements shown on plans entitled "Farmington Canal Heritage Trail Proposed Parking Facility, Cheshire CT, State Project No. 25-135, FAP No. PEDS (049), MMI #1047-43, Regulatory Submission, March 17, 2014, are not in conflict with the 2002 Cheshire Plan of Conservation and Development, and hereby recommends that this project be completed as proposed.

VOTE The motion passed unanimously by those present.

Mr. Linder commented on the need for the Police Department to look at the 4-way stop sign intersection on Peck Lane, and possibly posting a larger sign or "pre-stop" sign notices.

Mr. Voelker stated this could be a stipulation added to the special permit approval.

7. Special Permit Application
George Noewatne, Director of Public Works
42 Jarvis Street
Proposed Parking Lot

PH 4/28/14

MOTION by Mr. Kardaras; seconded by Mr. Stollo

MOVED that the Planning and Zoning Commission finds that the proposed parking lot and trail improvements shown on plans entitled "Farmington Canal Heritage Trail Proposed Parking Facility, Cheshire CT, State Project No. 25-135, FAP No. PEDS (049), MMI #1047-43, Regulatory Submission, March 17, 2014, are consistent with the requirements of Section 40 (Special Permits) of the Cheshire Zoning Regulations, and hereby recommends that this project be completed as proposed.

The following stipulations are included in the approval:
Removal of the gate; review of the driveway lights; review by the Police Department for the approach to 4-way stop sign intersection on Peck Lane; all utilities will be placed underground.

VOTE The motion passed unanimously by those present.

8. TABLED APPLICATIONS

a. Resubdivision Application

Kathie A. Welch
Reservoir Road
3 (2 new) lots
TABLED FOR P.H. TO 5/12/14

b. Special Permit Modification Application

Apex Developers LLC
South Meriden Road
Modification to remove driveway location
TABLED TO 5/12/14

c. Subdivision Modification Application

Apex Developers LLC
South Meriden Road
Modification to six approved lots
TABLED TO 5/12/14

d. Special Permit Application

Richard A. Field
758 Peck Lane
In-Law Apartment
Sec. 30, Sch. A. Para. 5
TABLED TO P.H. 5/12/14

e. BeMore Investments Inc.

314 West Main Street
From R-20 to R-20A
TABLED FOR P.H. TO 5/12/14

VIII. NEW BUSINESS

- 1. Special Permit Modification
Robert C. Schechinger, Jr. ASLA
267 Finch Avenue
Realignment of driveway on approved
Special Permit
SCHEDULED FOR P.H. ON 5/27/14**

2. OTHER PLANNING AND ZONING COMMISSION BUSINESS

- 1. Review of revised Plan of Conservation and Development Meeting Dates.**

MOTION by Mr. Lentini; seconded by Mr. Kardaras.

MOVED that the dates for the Plan of Development Committee meetings be approved. Special Meetings – May 5, 2014 (Monday); and the first Wednesday of each month as follows: June 4, 2014, July 9, 2014, August 6, 2014, September 3, 2014, October 8, 2014, November 5, 2014, December 3, 2014; January 7, 2015, February 4, 2015, March 4, 2015, April 8, 2015, May 6, 2015, June 3, 2015.

VOTE The motion passed 7-1; Strollo opposed.

2. Monthly Zoning Enforcement Officer Report

The report was reviewed and accepted.

3. Other

IX. ADJOURNMENT

MOTION by Mr. Strollo; seconded by Mr. Todisco.

MOVED to adjourn the regular meeting at 8:35 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk

