

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, JULY 14, 2014, IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

Earl J. Kurtz, Chairman; Sean Stollo, Vice Chairman; Edward Gaudio, John Kardaras, Vincent Lentini, Gil Linder, Louis Todisco. Alternates: Jon Fischer & Diane Visconti. Absent: Lelah Campo, S. Woody Dawson; Alternate Leslie Marinaro. Staff: William Voelker, Town Planner

I. CALL TO ORDER

Chairman Kurtz called the special meeting to order at 10:36 p.m. Mr. Kurtz read the fire safety announcement.

II. ROLL CALL

The 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. 6/23/14; Reg. Mtg. 6/23/14

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

MOVED to approve and accept the minutes of the Public Hearing of 6/23/14 and Regular Meeting of 6/23/14 subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

VI. COMMUNICATIONS

- 1. Letter from Michael A. Milone, Town Manager, dated 7/9/14
RE: 8-24 Review of proposed transfer of a parcel of five acres of Property along Jarvis Street from the State of Connecticut to the Town of Cheshire and review of Quit Claim document.**

Town Planner Voelker stated this matter was previously handled by the Commission.

VII. UNFINISHED BUSINESS

- 1. Zone Text Change Amendment
Town of Cheshire
To amend Section 23, Definitions
Add: Recreation Active and Recreation, PH 2/24/14
PH 3/10/14
PH 3/24/14
PH 4/14/14**

**Passive
To amend Section 30 Schedule A, Permitted
Uses, Item 29A**

**PH 4/28/14
PH 5/12/14
PH 5/27/14
PH 6/9/14
PH 6/23/14
PH 7/14/14**

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

Zone Text Change Amendment for the Town of Cheshire to amend Section 23, to include definitions for Passive and Active recreation, to amend Section 30, Schedule A, Item 29A to require that municipal uses shall be subject to the Dimensional Requirements set forth in Section 32 of the Zoning Regulations except as may be noted therein, and to amend Section 32, Schedule B, to include new item 7 to permit, by Special Permit, the height for active recreational facilities to be a maximum of 60 feet, provided that there are 2 feet of additional setback for every 1 foot of additional height.

MOVED that the Cheshire Planning and Zoning Commission hereby finds that the proposed amendments provide a valid differentiation between active and passive recreation facilities and an effective regulation for the height of active recreation facilities, each of which will be reviewed under an individual Special Permit Application. The Commission also finds that these amendments are not in conflict with the 2002 Cheshire Plan of Conservation and Development, and hereby approves this application with an effective date of August 1, 2014, at 12:01 a.m.

VOTE The motion passed 8-01; Strollo abstained.

- 2. Resubdivision Application
Kathie A. Welch
Reservoir Road
3 (2 new) lots
SET FOR P.H. 7/28/14**

**PH 5/12/14
PH 5/27/14
PH 6/9/14
PH 6/23/14
PH 7/14/14
MAD 9/10/14**

- 3. Zone Map Change Petition
Ball & Socket Arts Inc.
493 West Main Street
I-1 to S.A.R.D.D. zone
To allow existing vacant manufacturing facility
To be used as an arts center with mixed uses
To include restaurant and retail spaces.
P.H. CONTINUED TO 7/28/14**

**PH 6/23/14
PH 7/14/14
MAD 9/10/14**

- 4. Special Permit Application
Ball & Socket Arts Inc.
493 West Main Street
Special Adaptive Reuse Development District**

**PH 6/23/14
PH 7/14/14
MAD 9/10/14**

**And Special Adaptive Reuse Development
P.H.CONTINUED TO 7/28/14**

5. **Special Permit Application** **PH 7/14/14**
BeMore Investments LLC **MAD 9/10/14**
314 West Main Street
Family Dental Office

MOTION by Mr. Todisco; seconded by Mr. Kardaras.

MOVED that the Cheshire Planning and Zoning Commission finds that the application for a family dental office as shown on plans entitled "New Leaf Family Dental, 314 West Main Street, Cheshire CT" dated May 30, 2014, and prepared by Milone and MacBroom, 99 Realty Drive, Cheshire CT, are consistent with the requirements set forth within Section 32, Schedule B and Schedule 40.4 of the Cheshire Zoning Regulations, and hereby approves this application.

VOTE The motion passed unanimously by those present.

6. **Special Permit Application** **PH 7/14/14**
Consulting and Design LLC **MAD 9/10/14**
905 West Main Street
Renovate existing convenience store for
Dunkin Donuts and Drive Thru
P.H. CONTINUED TO 7/28/14

7. **APPROVAL OF SURVEY FOR PLAN OF CONSERVATION AND DEVELOPMENT**

It was the consensus of the Commission to approve the survey as submitted, and move it forward to the community. Commissioners thanked Mr. Linder for all his work and research in putting together the survey on the Plan of Conservation and Development.

8. **TABLED APPLICATIONS**
a. **Subdivision Application**
A.M. Napolitano
Cook Hill Road
8-lots
TABLED FOR PUBLIC HEARING TO 7/28/14

VIII. **NEW BUSINESS**

1. **Resubdivision Application**
Thirty Five Warren Corporation
Warren Street and Willow Street
8-lots
SET FOR PUBLIC HEARING ON 9/8/14

2. **Special Permit Application**
Rock Building and Remodeling
1104 Wolf Hill Road
Build an in-law apartment
SET FOR PUBLIC HEARING ON 7/28/14

3. **Zone Text Change Petition Application**
Sirois Realty LLC
To amend Section 30, Sch. A. Permitted Uses
Para. 36A to allow Commercial Recreation
Facility in an I-2 Zone.
SET FOR PUBLIC HEARING ON 9/8/14

4. **Site Plan Modification**
Bellagio LLC
835-839 West Main Street
Patio
SET FOR 7/28/14.

5. **Other Planning and Zoning Commission Business**
 - a. **Participation of former Planning and Zoning Commission member, Martin Cobern, in the Plan of Conservation and Development update.**

MOTION by Mr. Kardaras; seconded by Mr. Strollo.

MOVED that the Planning and Zoning Commission approves the participation of Martin Cobern in the Plan of Conservation and Development Update.

VOTE The motion passed unanimously by those present.

IX. ADJOURNMENT

MOTION by Mr. Strollo; seconded by Mr. Kardaras.

MOVED to adjourn the special meeting at 10:55 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk

VI. ADJOURNMENT

MOTION by ; seconded by

MOVED to adjourn the public hearing at

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk