

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON TUESDAY, SEPTEMBER 23, 2014, IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

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

I. CALL TO ORDER

Chairman Strollo called the special meeting to order at 8:16 p.m.

Mr. Strollo read the fire safety announcement.

II. ROLL CALL

Mr. Todisco 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, 9/8/14 and Special Meeting 9/8/14

MOTION by Mr. Todisco; seconded by Mr. Lentini

MOVED to accept and approve the minutes of the Public Hearing of 9/8/14 and Special Meeting of 9/8/14 subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

VI. COMMUNICATIONS

None.

VII. UNFINISHED BUSINESS

1. Request for Sidewalk Waiver
 A.M. Napolitano
 Cook Hill Road
 CONTINUED TO OCTOBER 15, 2014

PH 9/8/14
PH 9/23/14
MAD 11/27/14

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| <p>2. Subdivision Application <u>A.M. Napolitano</u> Cook Hill Road 8-lots CONTINUED TO OCTOBER 15, 2014</p> | <p>PH 7/28/14 PH 9/8/14 PH 9/23/14 MAD 11/27/14</p> |
| <p>3. Resubdivision Application <u>Thirty Five Warren Corporation</u> Warren Street & Willow Street 8-lots</p> | <p>PH 9/8/14 PH 9/23/14 MAD 11/27/14</p> |

MOTION by Mr. Todisco; seconded by Ms. Visconti.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed 8 lot subdivision located at 35 Warren Street and 40 Willow Street as shown on plans entitled "Devylder Property Subdivision, 35 Warren Street and 40 Willow Street, Cheshire CT" dated June 30, 2014 is consistent with the applicable requirements of the Cheshire Zoning Regulations and Cheshire Subdivision Regulations and hereby approves this application.

VOTE The motion passed unanimously by those present.

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| <p>4. Site Plan Application <u>Consolidated Industries Inc.</u> 677 Mixville Road Enclose internal open air building section</p> | <p>MAD 11/12/12</p> |
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Ryan McEvoy, P.E. Milone and MacBroom, represented the application for a minor building expansion of the building on Mixville Road. A rendering of the building and outside courtyard, was shown to the Commission. The 420 sq. ft. open space courtyard will be enclosed. Part of the application is to find a place to store any increase in water, with any increase mitigated with a stone infiltration trench. There were concerns from adjacent property owners who were assured no building expansion would take place, other than removal of the interior courtyard.

Mr. Todisco commented on the building being made larger, and said there is a small interior closing with drainage improved with the changes being made.

In response, Mr. McEvoy reaffirmed that the building is not being made larger, and only the courtyard is being enclosed. He stated that the entire property drains to the Ten Mile River; there will be a small increase due to the courtyard enclosure; and current problems will be mitigated by adding the infiltration on the site.

MOTION by Mr. Todisco; seconded by Mr. Lentini.

MOVED that the Cheshire Planning and Zoning Commission finds that the application to enclose a 7' by 60' open air internal building area in a portion of an existing building as shown on plans entitled "Site Development Plan, Consolidated Industries LLC, 677 Mixville Road and Marion Road, Cheshire CT" dated August 29, 2014 are consistent with the standards set forth within the Cheshire Zoning Regulations and hereby approves this application.

VOTE The motion passed unanimously by those present.

5. **Special Permit Application**
George Noewatne, Director of Public Works
And Engineering for the Town of Cheshire
520 South Main Street
Section 30, Sch. A. 29A & Sec. 32, Sch. B. Item #7
Tension Membrane Dome to cover the Cheshire
Community Pool

PH 9/23/14
MAD 11/27/14

MOTION by Mr. Kardaras; seconded by Ms. Visconti.

MOVED that the Cheshire Planning and Zoning Commission finds that the application to erect a tension membrane dome to cover the Cheshire Community Pool within Bartlem Park with a height of 54' and 8 ½" as regulated by Section 30, Schedule A, Item 29A, and Section 32, Schedule B, Item 7, as shown on elevations and renderings submitted by the applicant is consistent with the requirements set forth within Section 40 (Special Permits) of the Cheshire Zoning Regulations, and hereby approves this application.

VOTE The motion passed unanimously by those present.

6. **Special Permit Application**
Joseph Whitright, Whitright Realty LLC
312 East Johnson Avenue
Section 30, Sch. A. Para 27
CT Florist Association

PH 9/23/14
MAD 11/27/14

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

MOVED that the Cheshire Planning and Zoning Commission finds that the application to enable the CT Florist Association to occupy a 5200 square foot portion of the existing building located at 312 East Johnson Avenue with a school and administrative offices as regulated by Section 30, Schedule A, Item 27 of the Cheshire Zoning Regulations is consistent with the requirements set forth within Section 40 (Special Permits) of the Cheshire Zoning Regulations and hereby approves this application.

VOTE The motion passed unanimously by those present.

7. TABLED APPLICATIONS

- a. **Waiver Request of Section 5.5.B.5
of the Subdivision Regulations
Estate of Anneliese L. Platt
628 Wallingford Road
PUBLIC HEARING TABLED UNTIL 10/15/14** **PH 9/23/14
MAD 11/27/14**
- b. **Subdivision Application
Estate of Anneliese L. Platt
628 Wallingford Road
3-lots
PUBLIC HEARING TABLED UNTIL 10/15/14** **PH 9/23/14
MAD 11/27/14**

VIII. NEW BUSINESS

1. **Special Permit Application
Estate of Anneliese L. Platt
628 Wallingford Road
Rear Lot Access
SET FOR PUBLIC HEARING ON 10/15/14**
2. **Other Planning and Zoning Commission Business**
a. **Monthly Report – Zoning Enforcement Officer**
The report was in the packets and reviewed by the Commission.

IX. ADJOURNMENT

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

MOVED to adjourn the public hearing at 8:30 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk