

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION REGULAR MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, DECEMBER 8, 2014, AT 7:30 P.M. IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

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

Alternates – Jon Fischer, Leslie Marinaro and Diane Visconti.

Absent: S. Woody Dawson

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Chairman Kurtz called the regular meeting to order at 8:11 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 – PUBLIC HEARING 11/24/14 and REGULAR MEETING 11/24/14

MOTION by Mr. Gaudio; seconded by Ms. Marinaro

MOVED to approve the minutes of the Public Hearing of 11/24/14 and Regular Meeting of 11/24/14 subject to corrections, additions, deletions.

VOTE The motion passed 6-0-3; Stollo, Linder, Kardaras abstained.

Chairman Kurtz moved agenda items VI and VII to later in the agenda.

VI. ELECTION OF OFFICERS

VII. APPROVAL OF 2015 MEETING DATES

VIII. COMMUNICATIONS

- 1. Letter from Virginia Mason, Consulting Assistant Director, NVCOG, dated 11/2014 re: A representative and alternate from PZC.**

Town Planner Voelker informed the Commission that the NVCOG needs a Cheshire PZC representative by January 2015.

If a Commissioner is interested in serving as Cheshire's COG representative, Chairman Kurtz asked that they let him know as soon as possible.

2. **Letter from Matthew D. Ducsay, P.E. dated 11/24/14 RE: DeVlyder Property Subdivision and Request for a 90-day extension for filing the Subdivision Mylar on the land records.**

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

MOVED that the Planning and Zoning Commission approves the request of Matthew D. Ducsay, P.E. Milone & MacBroom, requesting a 90 day extension to file final subdivision documents for the DeVlyder Property Subdivision.

VOTE The motion passed unanimously by those present.

3. **Letter from Michael A. Milone, Town Manager, dated 12/2/14 RE: 824 Review-Proposed transfer of a 1.737 square foot portion of property along Jinny Hill Road and Sperry Road from the Town of Cheshire to the abutting Property owners.**

MOTION by Mr. Gaudio; seconded by Ms. Marinaro

MOVED that the Planning and Zoning Commission finds that the proposed transfer of 1,737 square feet of right-of-way to the owner of 95 Jinny Hill Road is not in conflict with the Plan of Conservation and Development and hereby recommends approval of this transfer.

VOTE The motion passed unanimously by those present.

Regarding the property transfer, Mr. Voelker informed the Commission that this is not setting a precedent, and negotiations took place between Town staff and the parties involved.

IX. UNFINISHED BUSINESS

1. **Special Permit Modification
Richard Chevrolet
1410 Highland Avenue
Parking Vehicle Inventory**

**PH 12/8/14
MAD 2/4/15**

MOTION by Mr. Kardaras; seconded by Ms. Marinaro

MOVED that the Planning and Zoning Commission finds that the application from Richard Chevrolet to park a portion of their vehicle inventory off-site at 1410 Highland Avenue as shown on plans submitted by the applicant is consistent with the Cheshire Zoning Regulations and hereby approves this application, conditioned upon relocation of all vehicles obstructing the access way to the property.

VOTE The motion passed unanimously by those present.

Agenda item #3 was moved to current status.

- 3. Earth Removal/Fill/Regrading Permit** **PH 12/8/14**
Cheshire Food Pantry LLC **MAD 2/4/15**
175 Sandbank Road

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

MOVED that the Planning and Zoning Commission finds that the application from The Cheshire Community Food Pantry, Inc. to remove 19,000 cubic yards of material necessary for the construction of a 5,906 square foot facility at 175 Sandbank Road, as shown on plans entitled "Cheshire Food Pantry, 175 Sandbank Road, Cheshire CT" dated November 13, 2014 and revised through December 8, 2014 is consistent with Section 25 of the Cheshire Zoning Regulations and hereby approves this application.

VOTE The motion passed unanimously by those present.

- 2. Special Permit Application** **PH 12/8/14**
Cheshire Food Pantry LLC **MAD 2/4/15**
175 Sandbank Road
New Building for Cheshire Food Pantry

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

MOVED that the Planning and Zoning Commission finds that the application from The Cheshire Community Food Pantry, Inc. to construct a 5,906 square foot facility at 175 Sandbank Road, as shown on plans entitled "Cheshire Food Pantry, 175 Sandbank Road, Cheshire CT" dated November 13, 2014 and revised through December 8, 2014 is consistent with Section 40 of the Cheshire Zoning Regulations and hereby approves this application.

VOTE The motion passed unanimously by those present.

- 4. Special Permit Application** **PH 12/8/14**
Pinnacle Land Development LLC **MAD 2/4/15**
6 Edith Place
In-law apartment
POSTPONED TO JANUARY 12, 2015

X. NEW BUSINESS

1. **Special Permit Application**
220 Realty LLC
220 Realty Drive
To develop a cemetery
SCHEDULED FOR PUBLIC HEARING ON JANUARY 12, 2015

2. **Application for Re-Approval of a Special Permit**
Ball & Socket Arts Inc.
493 West Main Street
Special Adaptive Reuse Development District and
Special Adaptive Reuse Development for an Arts
Center with mixed uses to include restaurant and
Retail space.
SCHEDULED FOR PUBLIC HEARING ON JANUARY 12, 2015

Mr. Voelker explained that the Ball & Socket Arts Inc. applicants will request that the entire record from the original application be carried forward for the subject application.

VI. ELECTION OF OFFICERS

CHAIRMAN

MOTION by Mr. Strollo; seconded by Mr. Lentini.

MOVED that Earl J. Kurtz III be elected Chairman of the Planning and Zoning Commission.

Nominations were called for three times; there were no other nominations.

MOTION by Mr. Kurtz; seconded by Ms. Marinaro

MOVED to close nominations.

VOTE The motion passed unanimously by those present.

VOTE The motion to elect Earl J. Kurtz as Chairman passed unanimously by those present.

VICE CHAIRMAN

MOTION by Mr. Gaudio; seconded by Ms. Marinaro.

MOVED that Sean Strollo be elected Vice Chairman of the Planning and Zoning Commission.

Nominations were called for three times; there were no other nominations.

MOTION by Mr. Kurtz; seconded by Ms. Marinaro

MOVED to close nominations.

VOTE The motion passed unanimously by those present.

VOTE The motion to elect Sean Strollo as Vice Chairman passed unanimously by those present.

SECRETARY

MOTION by Mr. Strollo; seconded by Ms. Marinaro

MOVED that Edward Guadio be elected Secretary of the Planning and Zoning Commission.

Nominations were called for three times; there were no other nominations.

MOTION by Mr. Kurtz; seconded by Ms. Marinaro

MOVED to close nominations.

VOTE The motion passed unanimously by those present.

VOTE The motion to elect Edward Gaudio as Secretary passed unanimously by those present.

VII. APPROVAL OF 2015 MEETING DATES

MOTION by Mr. Strollo; seconded by Mr. Gaudio.

MOVED that the Planning and Zoning Commission approve the meeting dates for 2015 as attached to these minutes.

VOTE The motion passed unanimously by those present.

- 3. Other Planning and Zoning Commission Business**
 - 1. Monthly Report from Zoning Enforcement Officer**
 - 2. Other.**

XI. ADJOURNMENT

MOTION by Mr. Strollo; seconded by Ms. Marinaro

MOVED to adjourn the regular meeting at 8:25 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk