

**MINUTES OF THE TOWN OF CHESHIRE PLANNING AND ZONING COMMISSION
PLAN OF CONSERVATION AND DEVELOPMENT MEETING HELD ON
WEDNESDAY, MARCH 9, 2016 AT 7:30 P.M. IN ROOM 207, TOWN HALL, 84
SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

Earl J. Kurtz, John Kardaras, Gil Linder, Louis Todisco and Martin Cobern
Absent: S. Woody Dawson, Edward Gaudio, Vincent Lentini, Sean Strollo, David Veleber and Alternates Jon Fischer, James Jinks, Jeff Natale.
Staff: Town Planner William Voelker.

I. CALL TO ORDER

Mr. Kurtz called the meeting to order at 7:35 p.m.

II. ROLL CALL

The clerk called the roll and a quorum was determined to be present.

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 - FEBRUARY 10, 2016

MOTION by Mr. Todisco; seconded by Mr. Linder

MOVED to accept and approve the minutes of February 10, 2016 subject to corrections, additions, deletions.

Addition: Mr. Cobern was not present at this meeting.

VOTE The motion passed 4-1; Cobern abstained.

VI. DISCUSSION

1. Plan of Conservation and Development Update

Referral to the Town Council and Regional Planning Agencies.

Mr. Voelker and the committee members reviewed the draft Plan document before submission to the Council and planning agencies.

The committee was informed by Mr. Voelker that the State statute requires consistency with the state wide Plan. In the state wide plan he pulled out items relevant to municipalities. The Cheshire Plan is consistent with the State Plan.

Page ix and x were reviewed.

Page x, #5 - Mr. Voelker commented on the State Plan wanting 10% coverage for water sheds and supplies, and this is not achievable in Cheshire. He read an excerpt of #5 into the record: "There are substantial portions of Cheshire that are zoned for industrial purposes that are also within Aquifer Protection areas, and the 10% will not be achievable."

According to Mr. Voelker the RWA has concerns about increase of the buildings in the Industrial Zones to 30%, and he will be working with Ron Walters from RWA in this regard.

The committee members were requested to read the narrative of the Plan and give Mr. Voelker their comments and changes. Once the Plan is referred to the Town Council, the 65 day review starts.

Mr. Cobern commented the process, with this committee referring the Plan to the full Commission, and the full Commission referring the Plan to the Council and planning agencies. He noted the Council can make recommendations/changes to the Plan, but the PZC makes the final decisions on any changes to be incorporated before submission to the State.

The inclusion of the provision about existing roads being important was cited by Mr. Voelker. He said the PZC should evaluate consistencies, conditions and physical trends of adjacent properties before roads are automatically extended.

The West Main Street Gateway Focus area is in the Plan. Following review by the committee the new version of the Plan will be updated, where required, including the Community Facilities Section.

MOTION by Mr. Cobern; seconded by Mr. Todisco.

MOVED that the Plan of Conservation and Development be referred to the full Planning and Zoning Commission, with minor revisions, and then forwarded to the full Town Council.

VOTE The motion passed unanimously by those present.

VII. ADJOURNMENT

MOTION by Mr. Cobern; seconded by Mr. Todisco.

MOVED to adjourn at 8:15 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk