

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD ON MONDAY, MARCH 14, 2016, IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING, IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410.**

Present

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

**I. CALL TO ORDER**

Chairman Kurtz called the special meeting to order at 11:36 p.m.

**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 2/22/16  
and REGULAR MEETING 2/22/16**

MOTION by Mr. Stollo; seconded by Mr. Veleber.

MOVED that the minutes of the Public Hearing of 2/22/16 and Regular Meeting of 2/22/16 be approved subject to corrections, additions, deletions.

Correction, page 5 - should read "strip"...

VOTE           The motion passed unanimously by those present.

**VI. COMMUNICATIONS**

Letter from Michael A. Milone, Town Manager, dated 2/25/16  
RE: Town Council adopted resolution pursuant to Section 8-4 of the CGS.

MOTION by Mr. Veleber; seconded by Mr. Kardaras.

MOVED that the Planning and Zoning Commission has reviewed the letter and supporting materials from Town Manager Michael A. Milone including a resolution from the Cheshire Town Council regarding exemption of municipal sewer pump stations from the Cheshire Zoning Regulations as permitted under Connecticut General Statutes,



MOTION by Mr. Veleber; seconded by Mr. Kardaras.

MOVED that the Planning and Zoning Commission finds that the proposed expansion of the parking lot and establishment of an outdoor patio which constitutes the first phase of improvements identified by the applicant as shown on plans entitled "Site Development Plans for Viron Rondo Osteria, Building &Patio Additions with Expanded Parking Facilities, 1717 and 1721 Highland Avenue, Cheshire CT", revised through March 8, 2016, are consistent with Section 40 of the Cheshire Zoning Regulations and hereby approves this application subject to the following conditions:

1. Compliance with comments from Cheshire Town Engineer dated February 17, 2016 and the Regional Water Authority dated February 3, 2016.
2. Removal of the unapproved ramp and driveway to the abutting Property within 60 days of this approval.

VOTE The motion passed unanimously by those present.

Mr. Voelker informed the Commissioner that this approval of this motion does not include waiver of the second public hearing.

**6. Site Plan Modification Application MAD 5/18/16**  
**Ralph Pasquarella - ROLO Properties**  
**15 Burton Drive**  
**Expansion of current use Refrigerated**  
**Distribution Warehouse.**

Michael Lambert, Harry Cole Associates, Plantsville CT, represented the applicant ROLO Properties. The site is a 2.8 industrial parcel; it has two curb cuts; the plan is for a 21,360 sq. ft. expansion, additional parking with continuous access around the building; there is a collection system for underground storage and parking lot runoff. The application was before IWW, and was deemed insignificant for IWW approval. The property is in an I-2 zone. On the plans, Mr. Lambert pointed out the new building, new loading docks, and access drive.

Mr. Voelker read the RWA comments dated 3/11/16, DEEP comments dated 3/14/16 into the record.

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

MOVED that the Planning and Zoning Commission finds that the proposed 21,360 square foot addition to an existing industrial building and expansion of the parking lot located at 15 Burton Drive as shown on plans entitled "Proposed Addition and Site Improvements, 15 Burton Drive, Cheshire CT" dated February 16, 2016 are consistent with the requirements of Section 41 of the Cheshire Zoning Regulations and hereby

approves this application conditioned upon compliance with comments from Regional Water Authority dated March 13, 2016 and those from the Connecticut Department of Energy and Environmental Protection dated March 14, 2016.

VOTE           The motion passed unanimously by those present.

**7.     Motion to refer the Plan of Conservation and Development  
      To the Town Council and Regional Planning Agencies.**

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

MOVED that the Cheshire Planning and Zoning Commission hereby refers the updated Plan of Conservation and Development to the Cheshire Town Council and Naugatuck Valley Council of Governments for review in accordance with the written provisions of Section 8-23 of the Connecticut General Statutes.

Discussion

Mr. Voelker informed the Commissioners that the POCD is referred to the Council for their comments. This referral begins the 65 day review time. The Council can hold a public hearing on the Plan, and the PZC must hold another hearing on the Plan. The document will be on the Town's web site.

VOTE           The motion passed unanimously by those present.

**VI.    ADJOURNMENT**

MOTION by Mr. Strollo; seconded by Mr. Veleber.

MOVED to adjourn the public hearing at 11:58 p.m.

VOTE           The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk