

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, APRIL 11, 2016 IN COUNCIL CHAMBERS, 84 SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

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

**I. CALL TO ORDER**

Chairman Kurtz called the special meeting to order at 7:41 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.

Commissioner Gaudio informed the Chairman that he has familiarized himself with the tapes and minutes of all the applications on the agenda.

**V. ACCEPTANCE OF MINUTES - Public Hearing 3/14/16;  
Public Hearing 3/28/16 And Regular Meeting 3/28/16.**

MOTION by Mr. Lentini; seconded by Mr. Natale

MOVED that the Planning and Zoning Commission approve the minutes of the Public Hearing of 3/14/16, Public Hearing of 3/28/16 and Regular Meeting of 3/28/16, subject to corrections, additions, deletions.

Correction: March 14, 2106 Public Hearing, page 2, Line #2 should read "thank".

VOTE The motion passed 8-0-1; Kardaras abstained.

**VI. UNFINISHED BUSINESS**

Chairman Kurtz moved application #2 to current status on the agenda.

2. **Special Permit Application**  
**Jeffrey & Olena Geoghegan**  
**101 Spring Street**  
**In-Law Apartment**

**PH 4/11/16**  
**MAD 6/15/16**

MOTION by Mr. Dawson; seconded by Mr. Kardaras.

MOVED that the Planning and Zoning Commission finds that the proposed in-law apartment to be located at 101 Spring Street as shown on plans presented by the applicant is consistent with the provisions set forth within Section 30, Schedule A, Item 5 of the Cheshire Zoning Regulations and hereby approves this application conditioned upon compliance with the comments from the Town Engineer dated April 5, 2016 and those from the Regional Water Authority dated April 8, 2016.

VOTE The motion passed unanimously by those present.

(Mr. Strollo entered the meeting at 7:45 p.m.)

1. **Site Plan Application** **MAD 5/31/16**  
**Cheshire Station LLC**  
**1021 S. Main Street**  
**Install Electric Charging Station**

Tim Grammo, P.T. Lodola Company and Nina Regan, Philips Edison (property owners) presented the application. Mr. Grammo explained that power will be provided by the Big Y store to two electric vehicle charging units in two parking spots at the site. Each unit is 32 amps; there is connector plug to the car; there is a charge to the vehicle battery until the unit senses the battery is fully charged and then it shuts down. Mr. Grammo noted that each car has its own standards for charging the battery and how long it takes for a full charge.

The issue of a "fee" was raised by Mr. Dawson who said it is free for now with a future charge. He also said more information is needed for this application.

Ms. Regan reported the applicant is working with the State for a grant; the fee is free for the first 3 years; and it is up to Big Y whether there will be a charge after 3 years. She will check into the fee issue and who owns and services the equipment.

Mr. Gaudio asked about the cost for charging a car.

At this time, Ms. Regan does not know a cost, but will find out and inform staff. The charging units will be located in the center of the island, to the right, with 2 spaces front and back.

Town Planner Voelker stated he is comfortable with the location of the charging units, and the Town wants to insure public safety is weighed in. There is no loss of parking spaces; the site has more than enough spaces; CFD requires a shut-off in case of fire and will review the building application as required under law. The applicant was informed that Fire Marshal John Andrews will be the contact person at the Fire Department. He noted there must be a remote shut-off for the charging unit.

Mr. Grammo said there will be a remote shut-off on the side of the building.

With respect to how long a charge will take, Mr. Grammo said each vehicle is unique onto itself and is different. The time to charge a car will depend on the battery. He advised that the NOVA charger is the unit being installed on the subject site.

Chairman Kurtz asked about the funding being from the State or Big Y funded.

In response, Ms. Regan said she is working on getting a State grant, but Big Y is putting these charging units at many of its store locations. Her company, Philips Edison, owns the property and Big Y has a long term tenant lease.

This is a big draw for Big Y and Mr. Voelker said people will charge their car and shop while it is charging.

The Commission was told by Mr. Kardaras that in California there are such charging units in many retail locations...and people shop while the car is charging.

Mr. Fischer asked about protection around the units so they are not hit.

Mr. Grammo said there will be bollards around the units and two parking spaces.

A question was raised by Mr. Lentini about shoppers using the parking spaces where the units are located, and if there is a special plug to be used for the cars.

Mr. Grammo advised that the cars all have plugs, and they are not all the same.

The issue of signage was raised by Mr. Veleber.

Mr. Grammo said the signage/lettering will be "green" in the parking spaces.

If the nozzle is damaged, Mr. Veleber asked who is responsible for repair or replacement. If this venture is successful, Mr. Veleber asked if there are plans to expand to more spaces in the parking lot.

Mr. Regan advised the property owner is responsible for the repair and/or replacement of units.

There are usually only 2 parking spaces used for the charging units and Mr. Grammo said they are in operation 24/7.

Mr. Voelker informed the Commission that Alexion has a private charging unit at its site to service its employees and company vehicles. This did not come before the Commission because it is a private operation and not in a public place. He noted there is no regulation for an electric charging station and there are safety regulations in a site plan application.

There are some safety guides on the units and Mr. Grammo said the units cannot be more than 48 inches high.

Mr. Todisco commented on it being helpful if there was an electric code for installation of these units.

Mr. Kardaras noted that gas stations have problems with oil and gas leaks.

The feed on the units is 208 volts, 7.2kw output, and Mr. Grammo said the units will be piped underground from the store to the units.

Mr. Dawson asked if the units get hot all the time or just when plugged in.

The cord will be hot all the time, and Mr. Grammo said there is a disconnect and power is shut down. Once you lose the connection, where it is plugged into, the unit shuts down.

When there is a disconnect Mr. Gaudio said there is a GFI that shuts down.

Ms. Regan reported that the units are non-profit for a lifetime; there can never be a charge for usage; and Big Y is responsible for repair and maintenance.

Mr. Voelker pointed out that CFD/Fire Marshal will review the application, and will require a lock box with a key for the Fire Department.

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

MOVED that the Planning and Zoning Commission finds that the proposed motor vehicle electric charging station as shown on plans prepared by the applicant is consistent with the Cheshire Zoning Regulations and hereby approves this application conditioned upon satisfying the concerns of the Cheshire Fire Chief as expressed in comments dated April 4, 2016.

VOTE The motion passed unanimously by those present.

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| <b>2.</b> | <b>Special Permit Application</b><br><b><u>Jeffrey &amp; Olena Geoghegan</u></b><br><b>101 Spring Street</b><br><b>In-Law Apartment</b><br><b>Moved up in the agenda.</b> | <b>PH 4/11/16</b><br><b>MAD 6/15/16</b>   |
| <b>3.</b> | <b>Special Permit Application</b><br><b><u>Fred Kudish</u></b><br><b>35 South Meriden Road</b><br><b>Outdoor events on existing working farm</b>                          | <b>PH 02/08/16</b><br><b>PH 2/22/16</b><br><b>PH 3/14/16</b><br><b>PH 3/28/16</b> |

**(Sec. 23C).  
SET FOR PUBLIC HEARING 4/25/16**

**PH 4/11/16  
MAD 6/15/16**

**4. TABLED APPLICATIONS**

**1. Special Permit Application  
Cheshire Lutheran Church  
Construction of Columbarium/Memorial Wall  
PUBLIC HEARING 4/25/16**

**PH 4/25/16  
MAD 6/29/16**

**2. Waiver Requests  
Clearview Farm Preserve LLC  
Pursuant to Section 11.1 Variances or Waivers  
Of Regulations of the Subdivision Regulations;  
The applicant hereby requests the following  
waivers:  
Section 5.6.2 Permissible Lengths  
Section 6.10.1 Sidewalks  
Section 6.5 Intersections  
TABLED-PUBLIC HEARING 4/25/16**

**PH 2/22/16  
PH 3/14/16  
PH 3/28/16  
PH 4/25/16  
MAD 6/29/16**

**3. Special Permit Application  
Clearview Farm Preserve LLC  
947 Cornwall Avenue  
Rear Lot Access for 3 lot  
TABLED-PUBLIC HEARING 4/25/16**

**PH 2/22/16  
PH 3/14/16  
PH 3/28/16  
PH 4/25/16  
MAD 6/29/16**

**4. Subdivision Application  
Clearview Farm Preserve LLC  
947 Cornwall Avenue  
21 lots  
TABLED-PUBLIC HEARING 4/25/16**

**PH 2/22/16  
PH 3/14/16  
PH 3/28/16  
PH 4/25/16  
MAD 6/29/16**

**5. Zone Text Change Petition  
Fazzone Investments and Properties LLC  
To amend Section 30, Sch.A.  
Permitted Uses, Para 40.a  
And Add Para. 40.b  
PUBLIC HEARING 4/25/16**

**PH 4/25/16  
MAD 6/29/16**

**VI. NEW BUSINESS**

**1. Site Plan  
Nosal Properties of Cheshire LLC  
Lot 3 Fieldstone Court**

**Construction of industrial warehouse with  
Parking and Utilities  
SET FOR PUBLIC HEARING ON MAY 9, 2016**

- 2 Special Permit Application  
Cheshire Academy Inc.  
10 Main Street/Academy Road  
Construction and Relocation of Cheshire  
Academy Facilities Building and Construction  
Of 13 new Faculty Housing Units.  
SET FOR PUBLIC HEARING ON MAY 9, 2016**

Mr. Dawson requested the Commission take a field trip for the Clearview applications.

Mr. Voelker will contact the property owner and request approval to visit the site.

**VI. ADJOURNMENT**

MOTION by Mr. Veleber; seconded by Mr. Kardaras

MOVED to adjourn the special meeting at 8:30 p.m.

VOTE The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk