

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION REGULAR MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING HELD ON MONDAY, SEPTEMBER 26, 2016 AT 7:30 P.M. IN COUNCIL CHAMBERS, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

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

I. CALL TO ORDER

Mr. Strollo called the meeting to order at 8:18 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 - SPECIAL MEETING 9/12/16

MOTION by Mr. Veleber; seconded by Mr. Natale

MOVED to accept the minutes of the Special Meeting of September 12, 2016 subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

VI. COMMUNICATIONS

VII. UNFINISHED BUSINESS

1. **8-024 Review**
RE: Solar Facility at Landfill
1286 Waterbury Road

MOTION by Mr. Kardaras; seconded by Mr. Gaudio.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed installation of a solar array at the Town landfill located at 1286 Waterbury Road as shown on plans entitled "Town of Cheshire, CT - Landfill, 1286 Waterbury Road, Cheshire CT" dated August 8, 2016 is consistent with

Section 30, Schedule A, Item 29B, and Section 40 (Special Permits) of the Cheshire Zoning Regulations and hereby approves this application.

VOTE The motion passed unanimously by those present.

2. **Special Permit Application** **PH 9/26/16**
Solar City Corporation **MAD 11/30/16**
1286 Waterbury Road
Solar Facility at Landfill

MOTION by Mr. Kardaras; seconded by Mr. Gaudio.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed use of the Town landfill for the installation of a solar array at the Town landfill as shown on plans entitled "Town of Cheshire, CT - Landfill, 1286 Waterbury Road, Cheshire CT" dated August 8, 2016 is a sustainable practice on a municipal facility and, therefore, consistent with the 2016 Cheshire Plan of Conservation and Development.

VOTE The motion passed unanimously by those present.

3. **Special Permit Application** **PH 9/2/16**
Elim Park Baptist Home LLC **MAD 11/30/16**
140 Cook Hill Road
Construction of new employee parking lot, 46 spaces.
SCHEDULED FOR OCTOBER 13, 2016

4. **Special Permit Application** **PH 9/26/16**
Fazzone Investments & Properties LLC **MAD 11/30/16**
1701 Highland Avenue
Conversion of existing bank to a Dunkin Donuts

MOTION by Mr. Kardaras; seconded by Mr. Linder.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed conversion of a former bank building to a drive-thru restaurant as shown on plans entitled "Site Plan Layout, Conversion to Dunkin Donuts, 1701 Highland Avenue" dated August 31, 2016 is consistent with Section 30, Schedule A, Item 40 and Section 40 (Special Permits) of the Cheshire Zoning Regulations and hereby approves this application.

VOTE The motion passed unanimously by those present.

5. **Site Plan Application** **PH 9/26/16**
205-209 Maple Avenue Associates LLC **MAD 11/30/16**
209 Maple Avenue

Addition to existing building to expand the wash bay.

Attorney Anthony Fazzone represented the applicant for the property where Enterprise Rental Company exists, 209 Maple Avenue.

The company has a garage space to clean cars in the rear of the site and Mr. Fazzone noted the doors face West Main Street. The applicant is looking to add a 4' x 20', 80 sq. ft. building; there are no side line or front line, or rear line issues; and everything is within the building envelope. The space is currently used to clean and vacuum cars. The applicant wants to expand the wash bay to clean rental cars. The area would not be open to the public, and only Enterprise rental cars would be washed on site. The property is connected to the sanitary sewer system.

Based on recommendations from the Town Engineer there will be a water/oil separator added for runoff to the sewers. Comments have been received from RWA and Town Engineer. If the application is approved it will require DEEP discharge permit, with Enterprise responsible for securing this permit.

Mr. Veleber asked about visibility of the wash bay from Maple Avenue.

In response, Mr. Fazzone said it would not be visible from Maple Avenue, and there will be garage doors. Nothing will be done with recycling of the water.

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

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed accessory car wash to be located at 205-209 Maple Avenue as shown on plans entitled "Site Plan, Building Addition, 205-209 Maple Avenue", dated May 20, 2016 are consistent with Section 41 (Site Plan Approval) of the Cheshire Zoning Regulations and hereby approves this application.

VOTE The motion passed unanimously by those present.

VIII. NEW BUSINESS

1. Other Planning and Zoning Commission Business

a. Monthly Report from Zoning Enforcement Officer

The Commissioners reviewed the report and accepted it...the report is attached to the minutes of the meeting.

6. ADJOURNMENT

MOTION by Mr. Veleber; seconded by Mr. Gaudio.

MOVED to adjourn the meeting at 8:32 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk