MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION
SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M.
PUBLIC HEARING ON MONDAY, APRIL 12, 2010, IN COUNCIL CHAMBERS,
TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present
Earl Kurtz, Vice Chairman; Martin Cobern, S. Woody Dawson, Patti Flynn-Harris,
Gil Linder, Louis Todisco, Sylvia Nichols.
Absent: Sean Strollo, Tali Maidells
Alternates: James Bolger, Edward Gaudio, Leslie Marinaro
Staff: William Voelker, Town Planner

I. CALL TO ORDER
Vice Chairman Kurtz called the meeting to order at 8:00 p.m.

II. ROLL CALL
Mr. Kurtz 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. APPROVAL OF MINUTES
3/22/10 Public Hearing and 3/22/10 Special Meeting

MOTION by Mr. Cobern; seconded by Ms. Flynn-Harris.

MOVED to accept and approve the minutes of the March 22, 2010 Public
Hearing and Special Meeting be approved subject to corrections, additions,
deletions.

Correction: Ms. Nichols was present at these meetings.

VOTE The motion passed unanimously by those present.

VI. COMMUNICATIONS

1. Letter from Attorney Kari Olson, dated 3/16/10 RE: The Town
   of Cheshire Subdivision Regulations regarding sidewalks.

Mr. Voelker stated that all Commissioners got a copy of the letter, Buttermilk
Farms LLC, and review of the CT Supreme Court decision regarding the
requiring of sidewalks within subdivision applications. What it says that the PZC
may continue to require sidewalks in subdivision applications provided that there
VII. UNFINISHED BUSINESS

1. Zone Text Change Petition
   Planning and Zoning Commission
   To amend Section 30, Schedule A, Permitted Uses
   Para. 24B, 24C, Regulating Poultry
   To modify the acreage requirement and other
   Standards for the keeping of chickens.
   THE PUBLIC HEARING WAS LEFT OPEN

2. Zone Text Change Petition
   Planning and Zoning Commission
   Technical Zone Text Changes for Consideration
   Section 24.4
   Enlargement (Correct reference to aquifer
   protection regulations);
   Section 34.10, 34.11 (Numbering)
   Section 40.2.1 and Section 41.2.1
   (copies to be submitted)
   THE PUBLIC HEARING WAS LEFT OPEN

3. Zone Text Change Petition
   Planning and Zoning Commission
   To amend Section 33 – Off Street Parking
   And loading
   For comprehensive amendments to the
   Parking regulations. Add subsection to 33.17
   Meanings set forth thereafter: Personal Service
   Businesses and Finished Space.
   THE PUBLIC HEARING WAS LEFT OPEN

4. To amend Section 46 Flood Plain Management
   Regulation. To follow the DEP recommendation
   For revisions to define and prohibit.
   THE PUBLIC HEARING WAS LEFT OPEN

5. Zone Text Change Petition
   To amend and add to Section 32, Prohibited Uses
   Section 31.3 (new) Outdoor Wood Burning Fireplaces
   THE PUBLIC HEARING WAS LEFT OPEN

6. Subdivision Text Change Petition
   Planning and Zoning Commission
   Technical Subdivision Text Changes for Consideration
   Section 6.6.2 Other Regulations
   Section 6.2, 6.5.1C, 6.5.2, 6.7 and 6.8
Mr. McEvoy said that was correct.

According to Mr. Voelker there is room within 300 feet of the building to have 61 parking spaces. It is an existing situation, and there was no consideration for paving the area because the site functions this way now and has done so. It is a multi tenant site. He noted that this is not an addition to the building, is a non-event in terms of how much activity will be created on the site, and we want a plan to work form, and it has been submitted.

Mr. McEvoy stated that the existing use of the garage, even though it will be a smaller footprint, the zoning regulations require 10 spaces no matter what size the building is. This is why there is the small change in the plans, and the applicant has to account for the retail use.

MOTION by Mr. Dawson; seconded by Mr. Gaudio

MOVED that the Planning and Zoning Commission approve the site plan application of Todd Saulnier, 528 West Main Street, for conversion of 540 s.f. shop of existing office space to a retail frame and art shop located at 538 West Main Street as shown on the plans prepared by Milone & MacBroom entitled “Existing Conditions/Parking Layout Plan Proposed Art and Frame Gellery, property of WMSA LLC, 528-532 West Main Street, Cheshire CT.”

Discussion
Mr. Cobern said it might be wise to add for clarity that “The Commission approves deferring creation of the additional required parking spaces beyond what is currently available at the building”.

The amendment to the motion was approved by Mr. Dawson and Mr. Gaudio.

VOTE The motion passed unanimously by those present.

VIII. NEW BUSINESS

For the benefit of new commissioners, Mr. Voelker stated that the statutes only require public hearings for resubdivision applications. There could be a 50 lot subdivision without a public hearing, and a 2-lot subdivision would require a public hearing.

1. Subdivision Application
   Linda Podryhula
   826 Wallingford Road
   2-lots
   SET FOR PUBLIC HEARING APRIL 26, 2010
Respectfully submitted,

TAU MAIDELIS, Secretary
Cheshire Planning and Zoning Commission