I. CALL TO ORDER
Chairman Strollo called the meeting to order at 8:52 p.m.

Chairman Strollo read the fire safety announcement.

II. ROLL CALL
Mr. Strollo 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 – 10/13/10 P.H. AND 10/13/10 S.M.
MOTION by Ms. Nichols; seconded by Mr. Bulger.

MOVED to approve the minutes of 10/13/10 PH and 10/13/10 S.M. subject to corrections, additions, deletions.

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

VI. BUSINESS

1. Special Permit Application
   Cheshire Development Co. LLC.
   1151 South Main Street
   Mixed Use development w/Medical
   Office and residential units.
   PH 9/13/10
   PH 9/27/10
   PH 10/13/10
   MAD 12/17/10

MOTION by Mr. Kurtz; seconded by Ms. Flynn Harris.
MOVED that the Planning and Zoning Commission approve the Special Permit application of Cheshire Development LLC for a proposed mixed use development with medical offices and residential units, located at 1151 South Main Street, Cheshire CT in an R-20A zone, as shown on plans entitled:

“1151 South Main Street, Mixed Use Development, 1151 South Main Street, Cheshire, Connecticut, Regulatory Submission, July 19, 2010", revised October 1, 2010, prepared by Milone & MacBroom, 99 Realty Drive, Cheshire CT 06410.”

This approval is conditioned upon adherence to comments from the Cheshire Fire Department, dated October 22, 2010.

Discussion
Mr. Voelker advised that the Fire Department has reviewed this application since the last public hearing and their comments are modified from the original request for a fire hydrant.

The Fire Department comments dated October 22, 2010 were read into the record.

Ms. Flynn Harris said that she reviewed everything on this application, and she had concerns about King Road, with speed and dealing with traffic volume. For the Commission and working with both the Police and Fire Departments, she requested more information from both departments. This would clarify for the public issues of concern, i.e. the additional access from a prior application in this area of Town. There was a question on the additional access when Everybody’s was re-done; vehicles are bigger and need more room; and why was there was no additional access onto King Road when Everybody’s was done. The Everybody’s project had larger property, and the subject application has a residential component. Ms. Flynn Harris wants more specificity from the Fire and Police Departments in order for the Commission to be more specific with information for the record. With the change of the motorized gate on the property, this is a good alternative to alleviate a cut through to King Road.

Mr. Todisco said the public made a point about legitimate concerns regarding traffic on King Road, and access and increased traffic on this road was a concern of the Commission. This will not occur; the only people using and driving through King Road will be the Fire Department; but there will be no general traffic. At this point, the application as now presented, does not increase traffic on King Road and it should be approved.

Stating he was not at the last meeting, Mr. Kurtz said he has familiarized himself with the record (tape and minutes) and is able to vote on the application. He agrees there will not be more traffic onto King Road.
Ms. Nichols agreed with the comments of other Commissioners, and said her initial concerns were the pass through, but this has been resolved. Everything asked of the applicant has been addressed, and she will vote in favor of this application.

Due to his family situation, Mr. Dawson stated he did not have time to review the application. Therefore, he will abstain from voting on the application.

Mr. Linder did review the tape and the minutes and is familiar with the record. He expressed respect for the neighbors and the views of the people, especially the children. With regard to major issues of concern, speeding and parking on King Road, Mr. Linder said these should be taken up with the proper Town authorities. They are beyond the scope of this Commission. Mr. Linder stated he would have preferred an exit onto King Road. By forcing all the cars back onto Route 10 is not as preferable as having some, if not all, cars exit onto King Road down to the intersection with South Main, and go north or south. The gate solves the King Road traffic problem, but forces all cars onto South Main Street, and this is not a desirable thing. He would not have been in favor of the gate.

When neighborhoods are involved, Mr. Strollo said there are safety concerns involving the Fire and Police Departments. He will request cooperation from these departments, invite them to come to meetings, and address issues of concern of the community.

**VOTE**  The motion passed 8-0-1; Dawson abstained.

2. **Subdivision Application**  PH 10/25/10  
   **Diversified Cook Hill LLC**  MAD 12/29/10  
   **Plank Road**  
   **Lots**  
   **PUBLIC HEARING CONTINUED TO NOVEMBER 8, 2010**

3. **Special Permit Application**  PH 10/25/10  
   **Ruth A. Podgwaite**  MAD 12/29/10  
   **353 Mount Sanford Road**  
   **3-lots (2 lots to be accessed from rear lot)**  
   **PUBLIC HEARING CONTINUED TO NOVEMBER 8, 2010**

4. **Subdivision Application**  PH 10/25/10  
   **Ruth A. Podgwaite**  MAD 12/29/10  
   **353 Mount Sanford Road**  
   **3-lots and Modifications to Section 11.1**  
   **Waivers of Regulations, Waivers of Regulations, Waivers of Sections 5.4.1 Subdivision Lots Existing Streets, and Section 5.5 Rear Lots Subsection A. General Provisions.**
PUBLIC HEARING CONTINUED TO NOVEMBER 8, 2010

5. TABLED APPLICATIONS

a. Special Permit Application
   Donald J. Ciampi Sr. and Lucille D. Campi
   2278 Waterbury Road
   To modify previously approved parking lot
   Deferral of two parking spaces
   SET FOR PUBLIC HEARING UNTIL 11/08/10

b. Zone Text Change
   Subdivision Text Change
   Planning and Zoning Commission
   Section 46 Flood Plain Management
   To follow the DEP Comprehensive Review
   SET FOR PUBLIC HEARING UNTIL 11/22/10

VII. NEW BUSINESS

1. Special Permit Application
   Cheshire Fitness Zone
   716 South Main Street
   Physical Therapy & Women’s Fitness Gum
   SET FOR PUBLIC HEARING ON 11/8/10

2. Special Permit Application
   Cornwall Properties LLC
   500 Cornwall Avenue
   Building Addition, parking lot extension,
   Relocation of accessory structure, and addition
   Of secondary structure for storage.
   SET FOR PUBLIC HEARING ON NOVEMBER 8, 2010

3. Site Plan Application
   Winstanley Property Management
   350 Knotter Drive
   Expanded Parking Facilities
   TABLED TO NOVEMBER 22, 2010

4. Subdivision Application
   Jason Welles (Welles Properties LLC)
   Maple Avenue
   2-lots
   SET FOR PUBLIC HEARING ON NOVEMBER 22, 2010.
5. Other Planning and Zoning Commission Business
   a. Monthly Report from Zoning Enforcement Officer
   b. Other

Town Planner Voelker informed the Commission that 25 applications have been received for the Zoning Enforcement Officer position. They are being reviewed, and interviews will be scheduled. It is expected to have a new ZEO hired in the next few weeks.

VIII. ADJOURNMENT

MOTION by Mr. Kurtz; seconded by Mr. Dawson

MOVED to adjourn the special meeting at 9:08 p.m.

VOTE The motion passed unanimously by those present.

Attest:

______________________________________
Marilyn W. Milton, Clerk