MINUTES OF THE CHERISH PLANNING AND ZONING COMMISSION
SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M.
PUBLIC HEARING ON MONDAY, FEBRUARY 8, 2010, IN COUNCIL
CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET,
CHESHIRE CT 06410

Present
Sean Strollo, Chairman; Tall Maidelis, Secretary; Martin Cobern,
Patti Flynn-Harris, Gil Linder, Louis Todisco,
Alternates: James Bolger
Staff: William Voelker, Town Planner; Rebecca Augur, Assistant Town Planner

I. CALL TO ORDER
Chairman Strollo called the special meeting to order at 7:46 p.m.

II. ROLL CALL
Mr. Maidelis 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
1/11/2010 S.M. and 1/11/10 P.H.

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

MOVED to accept and approve the minutes of January 11, 2010 Special Meeting and Public Hearing subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

VI. COMMUNICATIONS

1. E-mail from Arnett Talbot dated 2/1/10 RE: Special Town Council Meeting February 16, 2010 at 7:30 p.m. concerning the Yankee Gas Project.

Town Planner Voelker informed the Commission that Yankee Gas will be extending the gas line between Wallingford and Prospect with a portion of the line going through Cheshire. The work is planned to be done this year. Yankee Gas will be giving a presentation to the Town Council on February 16th and all town government boards and commissions are invited to attend. The new gas
line will increase the gas supply for the community and will improve economic development in Cheshire. Information on this substantial project will be forwarded to the Commissioners on February 9th. Mr. Voelker stated that the compressor station is not part of this project.

VII. UNFINISHED BUSINESS

1. Special Permit Application
   Michael Masella
   25 Bearpath Court
   Sec. 30, Sch. A. Para #5
   In-Law Apartment

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

   MOVED that the Planning and Zoning Commission approve the special permit application of Michael Masella for an in-law apartment at 25 Bearpath Court, Assessor’s Map No. 56, Lot #155, as shown on the plans prepared by the applicant dated February 3, 2010.

   This approval is subject to the following stipulations:

   1. This permit shall expire, unless renewed in accordance with the Zoning Regulations on February 8, 2015.

   2. A fire alarm system must be installed and maintained. The alarm system shall be interconnected so that it notifies the occupants of both dwelling units of smoke or fire in either unit.

   VOTE The motion passed unanimously by those present.

2. Other Planning and Zoning Commission Business

   a. Proposed Amendment to Parking Regulations
   b. Proposed Amendment to regulate livestock
   c. Technical Zoning/Subdivision Text Changes for Consideration
   d. Discussion RE: Outdoor Wood-Burning Furnaces
   e. DEP-Flood Plain Regulations
   f. Other

   Mr. Voelker explained that these items are amendments to the Zoning and Subdivision Regulations, and that the flood plain regulations must be include the approve language from the DEP regulations. At this time the existing flood plain regulations are valid for insurance purposes. The Commission will hold a public
hearing on March 22, 2010 to discuss these regulations and set the effective date for the amendments.

DEP went through the Cheshire flood plain regulations and stated that some changes must be made. Everything will be referred to the Town Attorney for comment and advice.

There was a brief discussion the outdoor wood burning furnaces, and Mr. Voelker said that staff will recommend banning these furnaces in Cheshire. The furnaces in Cheshire do not have permits from the Building Department. These furnaces are connected to the mechanicals of a structure, and they are a problem. The Attorney General wants them completely banned in Connecticut. These devices have received specific oversight by the DEP due to environmental concerns.

Mr. Cobern commented on a newspaper article regarding Wallingford's concerns about how much water can be taken from lakes and streams for drinking water.

Ms. Augur explained this is designed to affect people who are drawing water from these sources, such as dam owners and people using river water for irrigation. There will be four classifications of rivers for use of these water sources.

The DEP is trying to come up with a working model on this issue.

VIII. ADJOURNMENT

MOTION by Mr. Cobern; seconded by Mr. Maidelis.

MOVED to adjourn the special meeting at 8:05 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk