MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION
REGULAR MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M.
PUBLIC HEARING ON MONDAY, JULY 26, 2010, IN COUNCIL CHAMBERS,
TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present
Earl Kurtz, Vice Chairman; Tali Maidelis, Secretary; Martin Cobern, S. Woody Dawson, Gil Linder, Sylvia Nichols, Louis Todisco. Alternate: James Bulger. Absent: Sean Strollo and Patti Flynn Harris; Alternates – Edward Gaudio
Staff Present: William Voelker, Town Planner;

I. CALL TO ORDER
Chairman Kurtz called the special meeting to order at 8:33 p.m.

Chairman Kurtz read the fire safety announcement.

II. ROLL CALL
Mr. Maidelis called the roll and a quorum was determined to be present.

III. DETERMINATION OF QUORUM
A quorum was determined to be present for the meeting.

IV. PLEDGE OF ALLEGIANCE
The group Pledged Allegiance to the Flag.

V. ACCEPTANCE OF MINUTES
7/12/2010 Public Hearing and Special Meeting
MOTION by Mr. Cobern; seconded by Ms. Nichols.

MOVED to accept the minutes of July 12, 2010 Public Hearing and Special Meeting subject to corrections, additions or deletions.

VOTE The motion passed unanimously by those present.

VI. COMUNICATIONS
1. Letter from Timothy Sullivan, Esq. dated July 15, 2010
   RE: Coplex Sports Facility, LLC, Highland Avenue
   Earth Removal Permit Application for Removal.

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

MOVED that the Planning and Zoning Commission approve the earth removal application of the Coplex Sports Facility LLC for a one year renewal of an approved permit for property located at Highland Avenue in an I-2 Zone, as shown on the current Assessor's Map No. 28, Lot No. 12, and shown on the following plans entitled:

With the following stipulations:

1. All previous stipulations shall remain in effect (copy attached).

2. The applicant shall meet with the Police Department to discuss traffic flow regulations prior to the beginning of earth removal.

3. This approval shall expire on September 14, 2011.

Discussion
Mr. Cobern asked if there is any indication that this facility will be built.

Mr. Voelker said he is not sure of any agreement with the owner, but they want to keep the approvals alive in case the project goes forward. There is a five year time frame for continuation of the permit.

VOTE The motion passed unanimously by those present.

2. Letter from Michael A. Milone, Town Manager dated 7/16/10
RE: 8-24 Review – Proposed FY 2010-2011 Five Year Capital Expenditure Plan and Annual Capital Expenditure Budget

MOTION by Mr. Maidelis; seconded by Mr. Dawson

MOVED that the Planning and Zoning Commission finds that the Proposed Fiscal Year 2010-2011 Five Year Capital Expenditure Plan and Annual Capital Expenditure Budget for the Town of Cheshire is not in conflict with the Plan of Conservation and Development. This shall constitute the Commission’s report relative to a review in accordance with Section 8-24 of the Connecticut General Statutes as required by Section 7-2 of the Town Charter.

VOTE The motion passed unanimously by those present.

VII. UNFINISHED BUSINESS

1. Special Permit Application
   Ruth A. Podgwaite
   353 Mount Sanford Road
   3-lots
   Application withdrawn
2. Subdivision Application
   Ruth A. Podgwaite
   353 Mount Sanford Road
   3-lots
   Application withdrawn

3. Resubdivision Application
   Saddlebrook LLC
   Huckins Road
   2 – lots
   Application withdrawn

4. Special Permit Application
   RLJ Properties LLC
   680 South Main Street
   Four – 2 bedroom apartments
   To existing office building
   CONTINUED TO SEPTEMBER 9, 2010

5. Earth Removal, Filling or Regrading Application
   Krista and Jeffrey Ostuno
   Sindall Road

MOTION by Mr. Dawson; seconded by Mr. Cobern.

MOVED that the Planning and Zoning Commission approve the application of Krista and Jeffrey Ostuno for a Filling and Regrading Request for no more than 500 cubic yards of material, Sindall Road, as shown on plans entitled “Composite Base Map, Krista Fournier and Jeffrey Ostuno, Sindall Road, Cheshire and Meriden, Connecticut” prepared by Milone and MacBroom, 99 Realty Drive, Cheshire, Connecticut, 06410 and dated July 21, 2010.

VOTE The motion passed 8-1; Maidelis opposed.

6. Special Permit Application
   Lucinda D. Beaty
   9 Pleasant Drive
   aka 650 Highland Avenue
   Expansion of non-conforming hair salon

MOTION by Mr. Maidelis; seconded by Ms. Marinaro

MOVED that the Planning and Zoning Commission approves the Special Permit application of Lucinda Beaty for a 213 square foot interior expansion of a non-conforming hair salon located at 650 Highland Avenue in an R-20 zone.
VOTE  The motion passed unanimously by those present.

VIII. NEW BUSINESS

1. Special Permit Application
   Cheshire Development Company LLC
   1151 South Main Street
   Mixed Use Development with medical
   Offices and residential units.
   SET FOR PUBLIC HEARING ON SEPTEMBER 9, 2010

2. Other

3. Other Planning and Zoning Commission Business
   a. Monthly Report from the Zoning Enforcement Officer
      (copy attached)
   b. Other

IX. ADJOURNMENT

MOTION by Mr. Maidelis; seconded by Mr. Dawson.

MOVED to adjourn the regular meeting at 8:42 p.m.

VOTE  The motion passed unanimously by those present.

Attest:

_______________________________
Marilyn W. Milton, Clerk