MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION
SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M.
PUBLIC HEARING ON MONDAY, NOVEMBER 22, 2010, IN COUNCIL
CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present
Sean Strollo, Chairman; Earl Kurtz, Vice Chairman; Martin Cobern, S. Woody Dawson, Patti Flynn Harris, Gil Linder, Louis Todisco.
Alternates - James Bulger, Ed Gaudio
Absent: Sylvia Nichols and Leslie Marinaro (Alternate)
Staff Present: William Voelker, Town Planner

I. CALL TO ORDER
Mr. Strollo called the special meeting to order at 9:26 p.m.

Mr. Strollo read the fire safety announcement.

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
   11/8/10 PUBLIC HEARING AND 11/8/10 SPECIAL MEETING

   MOTION By Ms. Flynn Harris; seconded by Mr. Dawson.

   MOVED that the minutes of the Public Hearing of 11/8/10 and Special Meeting of
   November 8, 2010 be approved, subject to corrections, deletions, additions.

   VOTE The motion passed 7-0-2; Bulger and Cobern abstained.

VI. COMMUNICATIONS

VII. UNFINISHED BUSINESS

1. Site Plan Application  MAD 12/28/10
   Winstanley Property Management
   350 Knotter Drive
   Expanded parking facilities to serve
   Alexion Pharmaceuticals
David Carson, OCC Group, represented the applicant. He informed the commission that Alexion occupies most of the building. An addition was approved in 2008 and was built without additional parking at that time. Since then, staff has increased and there is a need for more parking. In the future the company will be coming back to the commission to request approval for another building on the site. The parking expansion of the subject application will handle present and future parking needs. The lot will be for 175 cars. The application has received IWW approval, has been reviewed by staff, and the plan conforms with staff review.

There were some minor landscaping modifications and Mr. Voelker said they were based on recommendations of the Beautification Committee.

This is a large addition with a lot of impervious space and Mr. Cobern asked if drainage or runoff has been calculated.

In reply, Mr. Carson said the reason for building this parking lot at this time was for storm water management quality. There is an underground detention ground water discharge system. It has been reviewed by the Town Engineer and IWW and meets the requirements.

Since this is more parking than required for existing needs, Mr. Cobern asked if any of the spaces will be deferred, or the entire parking lot built at the same time.

There will be two phases and Mr. Carson said the front half would be done first and then the second phase. The entire storm water management system will be put in with the initial phase. The company hopes to get the first section of the parking lot installed before this winter sets in.

Mr. Dawson questioned the Beautification Committee comments.

Mr. Voelker informed the commission that Beautification wanted them to change some of the trees on the perimeter, which was done.

Mr. Carson stated that there was a change on the internal island from Maple to Green Ash trees.

There is also a recommendation for more handicapped parking spaces, and Mr. Voelker said this was his recommendation. The overall site complies with ADA requirements, but he felt it was wise to put in more in such a wide field of parking.

Mr. Dawson asked if the commission can recommend more handicapped parking spaces for this parking lot.
The commission was informed by Mr. Voelker that they are free to recommend more handicapped spaces. However, this changes the layout and other spaces may be lost with construction of the handicapped spaces.

According to Mr. Dawson, more handicapped spaces are needed in parking lots, and they are wider for large vehicles.

MOTION by Ms. Flynn Harris; seconded by Mr. Dawson.

MOVED that the Planning and Zoning Commission approve the Site Plan Application from Alexion Pharmaceuticals, entitled “Site Development Plans for Expanded Parking Facilities to Serve Alexion Pharmaceuticals, 350 Knotter Drive, Cheshire, Connecticut, Prepared for Winstanley Property Management” revised through November 19, 2010 and prepared by OCC Group, Incorporated, 2091 Highland Avenue, Cheshire, Connecticut.

VOTE The motion passed unanimously by those present.

(Mr. Maidelis left the meeting)

2. Subdivision Application  PH 10/25/10
   Diversified Cook Hill LLC  PH 11/8/10
   Plank Road  PH 11/22/10
   14-Lots  MAD 01/26/11
   PUBLIC HEARING CONTINUED TO DECEMBER 13, 2010

3. Special Permit Application  PH 10/25/10
   Ruth A. Podgwaite  PH 11/8/10
   353 Mount Sanford Road  MAD 01/12/11
   3-lots (2 lots to be accessed from rear lot)

MOTION by Mr. Dawson; seconded by Mr. Kurtz.

MOVED that the Planning and Zoning Commission approves the Special Permit Application of Ruth A. Podgwaite for a rear lot access way for two residential building lots at Mount Sanford Road and finds that the proposed plans entitled “Site Development Plan, Podgwaite Property Subdivision, 353 Mount Sanford Road, Cheshire, Connecticut” revised through November 16, 2010, prepared by Milone and MacBroom, Inc. 99 Realty Drive, Cheshire, Connecticut, satisfy the requirements of Section 5.5A.1 of the Cheshire Subdivision Regulations.

Discussion
Mr. Voelker advised that the waivers have been deleted. The commission made a finding that the rear lot access way was appropriate for this application. The barn will not become non-conforming and the applicant has satisfied the requirements for establishing the street line by putting a provision on the
subdivision map which will set the street line when, and if, the house is moved or demolished.

Mr. Cobern was pleased to see the requirements for waivers were finessed. The real question with rear lots is whether this is the desirable solution as the feasible solution. To him, requiring a public street to serve two houses creating a cul de sac, which the Town must plow and maintain, is a detriment to the Town. What is proposed is the right solution.

VOTE  The motion passed unanimously by those present.

4. Subdivision Application

Ruth A. Podgwaite
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.

MOTION by Mr. Dawson; seconded by Mr. Kurtz.

MOVED that the Planning and Zoning Commission approves the Subdivision application of Ruth A. Podgwaite for two residential building lots at Mount Sanford Road on plans entitled “Subdivision Plan, Podgwaite Property Subdivision, 353 Mount Sanford Road, Cheshire, Connecticut” revised through November 16, 2010, prepared by Milone and MacBroom, Inc. 99 Realty Drive, Cheshire, Connecticut.

VOTE  The motion passed unanimously by those present.

5. Special Permit Application

Cheshire Fitness Zone
716 South Main Street
Public Hearing continued to December 13, 2010.

6. 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.
Public Hearing continued to December 13, 2010.
7. Subdivision Application  PH 11/22/10
   Jason Welles  MAD 01/26/11
   Welles Properties LLC
   Maple Avenue
   2-lots
   PUBLIC HEARING CONTINUED TO DECEMBER 13, 2010.

8. Zone Text and Subdivision Text Change  PH 11/22/10
   Planning and Zoning Commission
   To amend Section 46 of the Zoning Regulations
   And Section 5.3 of the Subdivision Regulations
   To comply with FEMA Directives

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

   MOVED that the Planning and Zoning Commission approve the proposed
   comprehensive amendments to Section 48, Flood Plain Management
   Regulations to be in accordance with the recommended standards
   recommended by the Department of Environmental Protection with amendments
   as recommended by the Town Attorney.

   The Commission finds that this amendment is not in conflict with the 2002
   Cheshire Plan of Conservation and Development.

   The effective date of this amendment is December 17, 2010 at 12:01 a.m.

   VOTE  The motion passed unanimously by those present.

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

   MOVED that the Planning and Zoning Commission approve the proposed
   comprehensive amendments to Section 5.3.1 of the Subdivision Regulations to
   be in accordance with the recommended standards recommended by the
   Department of Environmental Protection with amendments as recommended by
   the Town Attorney.

   The Commission finds that this amendment is not in conflict with the 2002
   Cheshire Plan of Conservation and Development.

   The effective date of this amendment is December 17, 2010 at 12:01 a.m.

   VOTE  The motion passed unanimously by those present.

VIII. BONDS
MOTION by Mr. Bulger; seconded by Mr. Dawson.

MOVED that in accordance with the November 15, 2010 letter from Joseph Michaelangelo, Director of Public Works, the Planning and Zoning Commission recommends that the Town Council accept Prinz Court and Edith Court, in their entirely, as Town roads.

All as shown as “Prinz Court and Edith Court” on a map entitled “Subdivision Map, Prinz Property Subdivision, Yalesville Rd. (Route 68) & South Meriden Rd. (Route 70), Cheshire, Connecticut.” Dated: February 20, 2006, Revised to: July 7, 2006: 1”=40’ prepared by Milone and MacBroom, Cheshire CT.

Acceptance by the Town Council should be conditional upon the recording of the warranty deeds for the roadway and sight and drainage easements.

At the time of acceptance, the existing performance bond may be released and a maintenance bond in the amount of $39,100.00 should be posted. The road “as-built” maps, and the monument and lot pin certifications have been submitted to the Engineering Department. The warranty deed for Prinz Court and Edith Court and all of the easements have been reviewed by the Engineering Department.

Discussion
Mr. Voelker advised that the cisterns at this development have been tested with approval of the Fire Marshal.

VOTE The motion passed unanimously by those present.

IX. NEW BUSINESS

1. Special Permit Application
   Dana Bartone & Company LLC
   1151 South Main Street
   Change use from office to hair and beauty salon
   SCHEDULED FOR PUBLIC HEARING ON DECEMBER 13, 2010.

2. Resubdivision Application
   Richard Abbate
   Terrell Farm Place & Yalesville Road
   2-lots
   SCHEDULED FOR PUBLIC HEARING ON JANUARY 10, 2011.

3. Other Planning and Zoning Commission Business
      Mr. Voelker informed the Commission that the Town’s new ZEO is Dave Kehoss.
b. Other

VI. ADJOURNMENT

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

MOVED to adjourn the special meeting at 10:05 p.m.

VOTE The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk