

THE CHESHIRE PLANNING AND ZONING COMMISSION, PLAN OF  
CONSERVATION AND DEVELOPMENT SPECIAL MEETING, HELD ON  
WEDNESDAY, JUNE 14 2017, AT 7:30 P.M. IN ROOM 207-209, TOWN  
HALL, 84 SOUTH MAIN STREET, CHESHIRE, CT 06410

Present

Earl J. Kurtz, Gil Linder, John Kardaras, Louis B. Todisco

Staff: William Voelker, Town Planner

Absent: Sean Strollo, S. Woody Dawson, Vincent Lentini, Edward Gaudio,  
John Fischer, David Veleber, Jeff Natale, Jim Jinks

- I. CALL TO ORDER  
Chairman Kurtz called the meeting to order at 7:30 p.m.
- II. ROLL CALL  
Mr. Voelker called the roll.
- III. DETERMINATION OF QUORUM  
Following roll call, a quorum was not reached.
- IV. PLEDGE OF ALLEGIANCE  
The group pledged Allegiance to the Flag.

Due to lack of quorum, Mr. Voelker held a discussion on the following:

- V. DISCUSSION
  1. East Windsor Highway Interchange Floating Zone (HIFZ)

“The intent of the HIFZ is to establish a legal framework for land use alternatives that will provide the applicant with a wide variety of development opportunities;.....”

Mr. Voelker discussed converting to an overlay zone and demonstrated this zone using the Town of East Windsor map as an example.

Unlike East Windsor, the Town of Cheshire does not have the benefit of two interchanges. The group was given a copy of the East Windsor map and regulations for their review.

Mr. Voelker stated this is used primarily as a floating commercial zone. We are being asked to take another look at the recommendations of our Planning and Zoning Commission. The thinking of the POCD is that if we change something to

industrial, we are not going to gain it somewhere else and the Commission valued that point of view.

Mr. Kardaras asked what this alternative would add to what we have now.

Mr. Voelker replied the most liberal approach would be to allow it to apply to virtually every parcel between Creamery Road and the Southington town line. Another approach would be to take another look at the corridor in more detail. Mr. Voelker suggested having the Smart Board brought to an upcoming meeting and pick out some properties for a floating zone. The Commission can add criteria in there relating to parking, access management. The choice is up to the members of this group. We are being asked to think this thru and potentially look at other alternatives for Route 10.

Chairman Kurtz stated that the floating zone might be useful in certain areas but not necessarily on Route 10 and he would like to look at individual properties.

Mr. Todisco asked if the floating zone allows looking at individual properties.

Mr. Voelker replied there is no floating zone in place now but the Commission could craft the floating zone regulations in a way that it could only be located in a few areas.

Chairman Kurtz stated that he would like all the members' opinion on this topic. He referred to Section 504.1, Item a "the potential exists for the zone to accommodate a wide variety of commercial land uses. That there are minimal restrictions on the location of these uses within the zone provided that compatibility with an adjacent development is satisfactorily demonstrated." These statements are concerning to Chairman Kurtz.

Mr. Voelker asked the group if they are interested in the liberalizing the industrial corridor from Creamery Road to the Southington town line. Input is needed by all the members. For one of the upcoming meetings, he plans on bringing the Smart Board to be able to look at properties on Route 10.

One of the things suggested in the report was the introduction to allow warehouse distribution type uses in the interchange. Mr. Voelker suggested having conversations in the future about this and about applying the floating zone to the interchange. Needed for this floating zone in the interchange is water and sewers. Water is feasible, but sewers are very expensive to run.

Mr. Todisco stated the advantage to the town is more commercial area and more stores which increase the tax base, but he is concerned about more traffic on Route 10.

Chairman Kurtz feels that there is a need on Route 10 for more stores and restaurants.

Discussion continued regarding allowing warehouse uses such as Bozzuto to allow more tax revenue for the town. There was discussion regarding traffic issues, and easy access to the highways.

Mr. Voelker reiterated to the group that they review this Highway Interchange Floating Zone for discussion at the next meeting. He will also draft a regulation for warehouse distribution.

## 2. West Main St. Focus Area Regulations.

Mr. Voelker stated he added broader definitions for contact sensitive design and also requirements for design narrative that the applicant has to present. He reviewed the important points of the regulation.

Mr. Voelker informed the group that he will answer Mr. Jinks' inquiries in writing and distribute the information to the group prior to the next meeting.

Discussion continued regarding floating zone advantages, sewer requirements, and drafting of regulations.

Discussion ended at 8:15 p.m.

Attest:

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Angela Izzo