

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD ON MONDAY, MARCH 12, 2018 HELD IN ROOM 207-209, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

Earl J. Kurtz III, Chairman; Sean Stollo, Vice Chairman; Members: S. Woody Dawson, John Kardaras, Gil Linder, Jeff Natale, Louis Todisco.

Absent: Edward Gaudio; Alternate Robert Anderson

Alternates: Robert Brucato and Donald Walsh

**I. CALL TO ORDER**

Mr. Kurtz called the special meeting to order at 7:31p.m.

**II. ROLL CALL**

The Clerk called the roll.

**III. DETERMINATION OF QUORUM**

Following roll call a quorum was determined to be present.

**IV. PLEDGE OF ALLEGIANCE**

They group Pledged Allegiance to the Flag.

**V. ACCEPTANCE OF MINUTES – Public Hearing 2/13/18 and Special Meeting 2/13/18**

MOTION by Mr. Natale; seconded by Mr. Kardaras.

MOVED to accept the minutes of the Public Hearing of 2/13/18 and Special Meeting of 2/13/18 subject to corrections, additions, deletions.

Correction: Page 2, vote on Kurtz application...Earl J. Kurtz recused from action and vote on the application.

VOTE The motion passed 7-0-2; Linder and Walsh abstained.

**VI. BUSINESS**

**1. Workshop  
Review of potential zoning amendments:**

Chairman Kurtz stated that the Commissioners would be reviewing the potential zoning amendments, and no action or decision would be made at this meeting.

- **Section 32, Schedule B – Dimensional Requirements I-2 Zone Minimum Lot Width, Street Line Setback, Side and Rear Line Setbacks.**

Mr. Kurtz explained that the Commission amended Section 32, Schedule B to reduce lot size from 120,000 to 40,000 square feet in the I-2 Zoning Districts, and to increase building coverage from 25% to 35% in the I-1 and I-2 districts. These changes were recommended in the 2016 Plan of Conservation and Development (POCD).

The I-2 District setbacks should be amended to match those within the I-1 District, and these changes would not be in conflict with the 2016 POCD. The amended setbacks were read into the record by Chairman Kurtz.

Minimum Lot Width – 200 feet (from 300 feet)  
Minimum Setback from Street Line – 50 feet (from 100 feet)  
Minimum Setback from Side Line – 30 feet (from 50 feet)  
Minimum Setback from Rear Line – 40 feet (from 50 feet)

The Commissioners were informed by Mr. Kurtz that a public hearing must be held for these proposed changes.

- **Section 45B (Interchange Special Development District)  
Possible elimination of the minimum acreage requirement**

Chairman Kurtz reviewed Section 45B with the Commissioners, noting that under current regulations, projects must be at least 30 acres in size. This was originally proposed by WS development for the mixed use/shopping center project on the northwesterly quadrant of I-69/Route 10 Interchange. The 30 acres was for a giant office park or conference center, and Mr. Kurtz noted this type of development is not coming into Cheshire. The consideration of 10,000 square feet per acre was discussed and considered to estimate the size of a potential development. The Commissioners also briefly discussed possible elimination of the acreage in the S.D.D.

Mr. Kurtz read the last paragraph of Staff Memo dated March 2, 2018 into the record. He said all proposed projects in the I-CSDD are subject to the discretion of the Commission, which has no obligation to approve any proposals. He commented on PZC having complete control of project approvals, with proposals subject to the discretion of the Commission.

During discussion on Section 45B, the possibility of going from 10 acres to 3 acres was determined to be something for further discussion.

Mr. Strollo said that with 3 acre lots a developer could have 10 projects with each being 3 acres. He noted the West Queen Street area of Southington CT which has 2 acre lots with lots of manufacturing coming into the area. Developers are purchasing smaller lots which are more economical for projects.

The issue of modification to “0” acreage was raised, but Commissioners felt 3 acres seems reasonable. Mr. Todisco stated that to avoid problems there must be specificity.

With “0” acreage, Mr. Brucato said people will come in and try to develop a project. With a specific number, it can discourage smaller development.

Stating the Town wants to bring in businesses, Mr. Natale commented on acreage discouraging a developer from coming to Cheshire.

Mr. Dawson talked about a developer putting something together, which is reasonable for the I-C Zone, and presenting a plan for preview by the Commission. Following that, a decision can be made to accept the plan or not accept it.

According to Mr. Kurtz, the staff recommendation in the I-CSDD is to revise the regulations to eliminate the minimum acreage requirement.

Commissioners briefly talked about this issue. They agreed it depends on what is developed, required parking, and other variables, and the PZC meeting with the developers and working with them.

Mr. Strollo stated the I-1 Zone is a one acre zone. He referred to the Town GPS, noting this zone starts at the location of the catering company on Highland Avenue. The corner lot is 15 acres with lots of wetlands.

- **Section 48 Interchange Zone – elimination of the 10 acre requirement In favor of a 3 acre minimum.**

In the 2016 POCD (industrial Policy Section) there is a recommendation to reduce the minimum acreage requirement with the I-C Zone. The staff memo of March 7, 2018 supports this recommendation.

The Commissioners discussed this recommendation, and stated flexibility with going from 10 acres to 3 acres. The recommendation will be discussed further with Town Planner Voelker.

- **Draft Amendment for new Section 37: Highland Avenue Design District Regulations and Draft Amendment to Section 23 (Definitions)**

The draft amendment for new Section 37 was reviewed and discussed.

Minimum Design Standards: #5 D – Housing Types shall vary. The Commissioners discussed this standard and agreed there should be no housing; this #5D should be removed; and no residential should be considered.

Mr. Todisco talked about “mixed use” and questioned removing this section in its entirety.

For a “mixed use” Mr. Brucato said it should state “non-residential mixed use”.

Chairman Kurtz explained that this new Section 37 says Cheshire is open for business. The POCD does not have to be changed or amendments made to the zoning regulations. He commented on the EDC reports that developers are looking at 3 or 4 sites; all the sites have benefits; the question is having the extra step and whether it is needed.

According to Mr. Kurtz this new regulation is not ready for Commission action. He said changes in the regulations could eliminate a few months of the process, and the step being eliminated is really not needed. Mr. Kurtz noted it could be something else, not the zoning regulations, which cause developers to not come to Cheshire. The Commission is being asked to change zoning regulations to make development more user friendly to bring economic development to Town.

It was stated by Mr. Dawson that the north and south ends of Town and West Main Street all have areas where things could be worked out for development.

Mr. Todisco commented on there being a contingent in Town which likes Cheshire just as it is now.

With the Town’s location and access to highways, Mr. Strollo said for smaller companies that do business and shipping, Cheshire is an ideal location. He commented on the economic development of West Street in Southington, and possibly having something similar in the I-C Zone. He noted West Main Street has 12 acre zoning; R-20 has mixed zoning; I-1 and I-C have 3 acre zoning; but with minimum acreage, someone will want to develop in Cheshire.

Mr. Dawson said two developers have lots in the I-C zone and are waiting to see what the PZC is going to do, and mixed use should be considered.

Mr. Kurtz has concerns about “housing” in the new Section 37 regulations.

Mr. Strollo talked about turnover with warehousing, and 5 acres having a quick turnover as compared to 50,000 square feet, which is more difficult to turn over. This is why smaller parcels attract developers. He stated there should be no consideration of housing, even with a mixed use in the Highland Avenue Design District.

## **VII. NEW BUSINESS**

### **1. Special Permit Application George Noewatne, Dept. of Public Works**

**500 Highland Avenue  
Install emergency stand-by generator  
(Animal Control Building)  
SET FOR PUBLIC HEARING ON MARCH 26, 2018**

**VIII. ADJOURNMENT**

MOTION by Mr. Kardaras; seconded by Mr. Stollo

MOVED to adjourn the meeting at 8:30 p.m.

VOTE        The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk