

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, JANUARY 14, 2019, IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410**

**Present**

Sean Strollo, Vice Chairman; Jeff Natale, Secretary; Members: S. Woody Dawson, John Kardaras, Louis Todisco.

Alternates: Tom Selmont, Donald Walsh

Absent: Earl J. Kurtz Jr., Matthew Bowman, Gil Linder and Robert Anderson (Alternate)

Staff: William Voelker, Town Planner

**I. CALL TO ORDER**

Chairman Strollo called the special meeting to order at 7:51 p.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.

Mr. Linder read the public hearing notice for the application.

**V. ACCEPTANCE OF MINUTES: PUBLIC HEARING 12/10/18 AND REGULAR MEETING 12/10/18**

MOTION by Mr. Todisco; seconded by Mr. Kardaras.

MOVED to approve and accept the minutes of the Public Hearing of 12/10/18 and Regular Meeting of 12/10/18 subject to corrections, deletions, additions.

**Discussion**

Chairman Strollo explained the motion would be postponed until the January 28<sup>th</sup> when a full quorum would be present to vote.

**VI. COMMUNICATIONS**

- 1. Letter from Arnett T. Talbot, Acting Town Manager, dated 12/31/18  
RE: 8-24 Review – to review the Town’s potential purchase of property  
Located at 55 Railroad Avenue.**

Mr. Voelker stated the Town is looking to purchase 55 Railroad Avenue; everything on the property will be knocked down; and 16 parking spaces for the Linear Trail will be

installed on the site. The Commission must make its recommendation for purchase of the house and property.

MOTION by Mr. Dawson; seconded by Mr. Kardaras.

MOVED that the Cheshire Planning and Zoning Commission finds that the purchase of 55 Railroad Avenue to construct 16 parking spaces as accessory to the Linear Trail will support this important recreational facility and is not in conflict with the 2016 Plan of Conservation and Development.

Discussion

Mr. Dawson commented on this purchase being good for the Trail, a good investment for the Town, with provision for more needed parking.

Mr. Todisco stated the purchase is to create more parking spaces for the Trail, and the Commission has stated this is not inconsistent with the Plan of Conservation and Development.

Under CGS Section 8-24, Mr. Voelker explained there is a requirement for referral to the Commission for any purchase of land, sale of land and improvements. The purchase price of the property is beyond the jurisdiction of the Commission.

The issues of who is the property owner, future parking expansion and purchase of a house next to the subject property on this road were raised by Mr. Stollo.

In response, Mr. Voelker said, at this time, there are no proposals to purchase other property on this road. A future purchase is only to the extent the Town has ability to negotiate with abutting property owners. He reiterated that the only consideration of the Commission is what is before them right now.

Mr. Walsh noted this property is on the other side of the street from the Linear Trail and he asked about a crosswalk or anything else that would be required.

Right now there is no other proposal before the Commission, and Mr. Voelker said this is a referral to the Commission.

Mr. Natale supports the idea of more parking in this area, as it is needed, and everything is in compliance with the POCD.

VOTE        The motion passed unanimously by those present.

**VII. UNFINISHED BUSINESS**

1. **Zone Text Change Petition**  
**Planning and Zoning Commission**  
**To amend Section 30, Schedule A,**  
**Para. 5 (Accessory Apartments) and**  
**To add to Section 23 (Definitions)**  
***Barrier Free Design***

PH 01/14/19

MOTION by Mr. Dawson; seconded by Mr. Natale.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed amendments to Section 30, Schedule A, Item 5, and Section 23 (Definitions) of the Cheshire Zoning Regulations concerning the establishment and regulation of accessory apartments will provide a more efficient process for the renewal of existing permits, provide greater flexibility for the design of accessory dwellings especially for people with disabilities, and are not in conflict with the 2016 Cheshire Plan of Conservation and Development, and hereby approves these amendments.

Discussion

This is moving in the right direction, but Mr. Kardaras believes these apartments are over-regulated.

Mr. Dawson asked about this regulation taking effect on current and/or new buildings, such as his building.

According to Mr. Voelker, many things will not be included in the 950 S.F. and any particular building can be discussed with Planning Department staff. Nothing needs to be done if the property owner does not want to do it...and things like ramps, lifts, etc. do not count towards the 950 S.F.

Mr. Natale stated his support for the accessory apartment regulation and changes. He asked about a property with a 750 S.F. apartment, and wanting to increase the size with a 100 S.F. elevator...and it coming back to the PZC and paying an application fee.

This would have to come back to PZC, and Mr. Voelker said the fee could be waived by the Commission.

Stating this is a long time coming, Mr. Walsh said his wife is disabled, and accessibility is very important to a home. He supports the changes.

VOTE        The motion passed unanimously by those present.

**VIII. NEW BUSINESS**

1. **Special Permit Application**  
**Royal Vision Management & Investments**  
**831 South Main Street**  
**Conversion from Motor Vehicle repair use to**  
**Retail use and parking improvements.**  
**SCHEDULED FOR JANUARY 28, 2019.**

Mr. Voelker reported that the applicant wants to eliminate motor vehicle repair and have a gas station and convenience store on the property.

**IX. ADJOURNMENT**

MOTION by Mr. Dawson; seconded by Mr. Kardaras

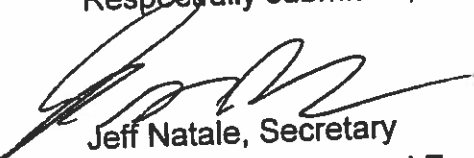
MOVED to adjourn the special meeting at 8:10 p.m.

VOTE The motion passed unanimously by those present.

Attest:

  
Marilyn W. Milton, Clerk

Respectfully submitted,

  
Jeff Natale, Secretary  
Cheshire Planning and Zoning Commission