

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION  
SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE PUBLIC  
HEARING HELD AT 7:30 P.M. ON MONDAY, SEPTEMBER 12, 2011 IN  
COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE  
CT 06410**

Present

Sean Strollo, Chairman, Earl Kurtz, Vice Chairman; Secretary, Tali Maidelis;  
Lelah Campo, Martin Cobern, John Kardaras, Gil Linder, Louis Todisco.

Absent: S. Woody Dawson; Alternates – Ms. Marinaro, Mr. Bulger and Mr.  
Gaudio.

Staff: William Voelker, Town Planner.

**I. CALL TO ORDER**

Mr. Strollo called the meeting to order at 7:34 p.m.

Mr. Strollo read the fire safety announcement.

**II. ROLL CALL**

Mr. Kurtz 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. ACCEPTANCE OF MINUTES**

**Special Meeting Public Hearing 7/25/11; Regular Meeting 7/25/11.**

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

MOVED that the minutes of the Public Hearing of July 25, 2011 and Regular  
Meeting of July 25, 2011 be approved subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

**VI. UNFINISHED BUSINESS**

Chairman Strollo moved application #2 to current status on the agenda.

2. **Special Permit Application**  
**PIAO SHUNNU**  
187 Highland Avenue  
Nail Salon  
Per Section 30, Sch. A. Para. 46

**PH 9/12/2011**  
**MAD 11/16/2011**

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

MOVED that the Planning and Zoning Commission approve the Special Permit application of Piao Schunnu for a nail salon as regulated by Section 30, Schedule A, Item 46 of the Cheshire Zoning Regulations on property located at 187 Highland Avenue, as shown on plans entitled "Stop & Shop, Cheshire CT" dated September 20, 2001, prepared by Milone and MacBroom, 99 Realty Drive, Cheshire CT 06410.

VOTE The motion passed unanimously by those present.

**(Chairman Strollo stated that he reviewed the tapes and minutes for application #2 and is familiar with the record.)**

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| <b>1. Combined Application for Zone Change to and Approval as a Special Development District (S.D.D.) and Approval of Special Design Project <u>PABCO Inc. and 200 OTR Associates, LLC</u> 200 Old Towne Road &amp; 168 South Main Street Zone Change to and approval as a Special Design District (SDD) and approval of a Special Design Project (SDP).</b> | <b>PH 6/27/11<br/>PH 7/11/11<br/>PH 7/25/11<br/>MAD 9/28/11</b> |
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MOTION by Mr. Cobern; seconded by Mr. Kurtz.

MOVED that the Planning and Zoning Commission approve the Combined Application for a Zone Change to and approval as a Special Development District (S.D.D.) and approval of Special Design Project of PABCO, Inc. and 200 OTR Associates, LLC, for properties located at 200 Old Towne Road (Assessor's Map 64, Parcel 257-1) and 166-168 South Main Street (Assessor's Map 64, Parcel 259) including the proposed S.D.D. 4 Special Regulations, as shown on maps and plans listed below for the following reasons:

1. The property located at 200 Old Towne Road has previously been approved as a Special Development District and Special Design Project S.D.D. 4 including Special regulations for S.D.D. 4.
- 2) The property at 166-168 South Main Street is contiguous to the 200 Old Towne Road property, is in a dilapidated condition and its development and rehabilitation will enhance the Town Center and S.D.D. 4.
- 3) The proposed changes to the S.D.D. 4 Special Regulations will permit the reconstruction of the Keeler Stove Shop building and multi-family residential structure, located in the Town Center Historic District, to remain in their original location by preserving the historic setback. The modification of the maximum slope requirement in the parking area from 3% to 4% recognizes existing site

conditions and allows for minimum grading with conformance to neighboring properties and will provide necessary parking.

4) This application is consistent with the Town's Plan of Conservation and Development.

5) The application meets the goals of Section 45.1 (Special Development District) of the Cheshire Zoning Regulations.

6) The Commission also finds that the applicant has met the standards set forth in Section 45.6 of the Cheshire Zoning Regulations that lists specific Standards and Findings of the Special Development District Regulations.

#### Maps and Plans:

1. Zone Change Map, Old Towne Commons, 166-168 South Main Street, Cheshire, Connecticut, dated June 7, 2011, and prepared by Milone and MacBroom, 99 Realty Drive, Cheshire CT 06410.
2. Old Towne Commons, 166-168 & 200 South Main Street, a/d/a 200 Old Towne Road, Cheshire, Connecticut, dated June 6, 2011 and prepared by Milone and MacBroom, 99 Realty Drive, Cheshire, CT 06410.
3. Architectural Plans dated June 6, 2011 and prepared by Jacunski Humes Architects, LLC, 15 Massirio Drive, Suite 101, Berlin CT 06037.

#### Discussion

For the record, Mr. Cobern informed the Commission that following the public hearings on this application, he received an e-mail from a citizen on the application. He returned this e-mail, unread, and also forwarded it to the Planning Department.

Mr. Todisco thanked staff for the detailed and informative memo on the facts of this application. He stated that the application meets all the requirements, and is the appropriate project for this location in Town.

Mr. Cobern commented on this application being a "win/win", with repair of one dilapidated house in the historic district, and replacement of a destroyed house with a reproduction of the original house. There will be additional occupancy in the Town Center, which is one of the main points of the Plan of Conservation and Development. Mr. Cobern noted that the traffic report shows that changes in traffic will be minimal and not significant. While not the specific concern of the PZC, Mr. Cobern stated that there is a process in place to resolve any remaining issues between Old Towne Condominiums and this development.

Mr. Kurtz stated that this is a good project for the center of Town. He does not believe some of the Old Towne neighborhood concerns about traffic in and out because of this new project. He is in favor of the application.

For the record, Mr. Maidelis stated that he has reviewed the entire record for this application and is familiar with the application. This is a good project, and Mr. Maidelis said it is more in harmony with serving this area of Town than the original hotel project. He is in favor of the application.

Mr. Linder stated his agreement with the comments of other Commissioners, and said this is a great project.

Chairman Strollo said this project will bring back some of the former uses in the center of Town, and he is in favor of the application.

VOTE            The motion passed 7-0-1; Campo recused.

## **VII. NEW BUSINESS**

1.    **Special Permit Application**  
**Town of Cheshire by Joseph Michaelangelo,**  
**Director of Public Works**  
**1286 Waterbury Road**  
**Creation of a dog park and parking area**  
**SET FOR PUBLIC HEARING ON SEPTEMBER 26, 2011**
  
2.    **Special Permit Application**  
**Cheshire Hillside Village LLC**  
**435 East Mitchell Avenue**  
**Replace buried oil tank with above ground**  
**Tanks**  
**Section 30 Sch. A. Para 6D**  
**SET FOR PUBLIC HEARING ON SEPTEMBER 26, 2011**
  
3.    **Special Permit Application**  
**Town of Cheshire by Robert Ceccolini,**  
**Director of Parks and Recreation**  
**520 South Main Street**  
**Building of a storage shed adjacent to the**  
**Existing building**  
**Section 30, Sch. A., Para. 29A**  
**SET FOR PUBLIC HEARING ON SEPTEMBER 26, 2011**
  
4.    **Special Permit Application**  
**Frederick Pierson**

**779 Allen Avenue  
Rear Lot Accessway  
SET FOR PUBLIC HEARING ON SEPTEMBER 26, 2011**

- 5. Subdivision Application  
Frederick Pierson  
779 Allen Avenue  
6-lots  
SET FOR PUBLIC HEARING ON SEPTEMBER 26, 2011**

**VIII. ADJOURNMENT**

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

MOVED to adjourn the special meeting at 7:57 p.m.

VOTE        The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk