

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION
SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M.
PUBLIC HEARING HELD ON MONDAY, FEBRUARY 27, 2012 IN COUNCIL
CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

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

Alternates – Jim Bulger

Absent: Alternates Leslie Marinaro and Ed Gaudio

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Mr. Kurtz called the public hearing to order at 7:32 p.m.

Mr. Kurtz 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. ACCEPTANCE OF MINUTES

Special Meeting Public Hearing, 2/15/12

Special Meeting 2/15/2012

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

MOVED to accept the minutes of the Special Meeting Public Hearing of 2/15/12
and Special Meeting of 2/15/12 subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

VI COMMUNICATIONS

- 1. Letter from Anthony J. Fazzone, Esq. dated February 2,1 2012
RE: Site Plan Application of P.Z. Realty IV, LLC 839 West
Main Street, Cheshire CT.**

Mr. Voelker read the letter into the record of the meeting.

VII. UNFINISHED BUSINESS

For the record, Ms. Campo, Mr. Kurtz and Mr. Linder stated that they are familiar with the applications, having read the minutes and viewed the tape of the meeting.

- 1. Site Plan Application MAD 4/20/12**
PZ Realty IV, LLC
839 West Main Street
Restaurant/Ice Cream Parlor

This application was moved to the end of the agenda items.

(Mr. Todisco was recused from application #2)

- 2. Special Permit Application PH 1/23/12**
Gas Development Cheshire LLC PH 2/15/12
490 West Main Street PH 2/17/12
Redevelopment of existing gas station MAD 5/2/12
And car wash to a gas station

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

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed redevelopment of the fuel station and car wash into a fuel only facility as shown on plans entitled "Proposed Fuel Facility", 490 West Main Street, Cheshire Connecticut", dated December 21, 2011, prepared by Vanasse Hangan Brustlin, Inc. 101 Walnut Street, PO Box 9151, Watertown MA 02471, are consistent with the Cheshire Zoning regulations and hereby approves this application.

The Commission also notes that the applicant has included in the site development plans the construction of certain specified off-site streetscape improvements so that such work can be coordinated with the applicant's site development work. The specified improvements are the following: granite curbing, concrete paver sidewalk and concrete driveway aprons along the frontage of 490 West Main Street, approximately from Station 20+30+/- to Station 21+68+/- . Such off-site work is depicted on the "Layout and Materials Plan, Sheet C-2" by Vanasse Hagan Brustlin, Inc. dated December 21, 2011, revised 2/9/2012 and 2/27/2012 on file as part of this application. The granite curbing, concrete paver sidewalk and scored concrete will be installed in accordance with the March 11, 2010 plans prepared by Milone & MacBroom provided to the applicant by the Town of Cheshire. All other construction and/or installations shown on such plans, including without limitation, utilities, electrical conduit, tree boxes, planters, light poles and lights will be supplied and/or installed by the Town of Cheshire.

Discussion

Mr. Voelker advised that there were no outstanding comments from either department, and the Police Department is satisfied with this application.

Mr. Cobern stated that he believes the applicant explored all the suggestions made by the Commission, and he is pleased with the applicant's streetscape improvements.

VOTE The motion passed 8-0-1; Todisco recused.

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| 3. Subdivision Application
<u>Verna Properties LLC</u>
175 Wiese Road
9-Lots Pemberley Estates | PH 1/23/12
PH 2/15/12
PH 2/27/12
MAD 5/2/12 |
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MOTION by Mr. Maidelis; seconded by Mr. Cobern.

MOVED that the Cheshire Planning and Zoning Commission hereby approves the 9-lot subdivision located on the westerly side of Wiese Road as shown on plans entitled "Pemberly Estates, Wiese Road, Cheshire, Connecticut" dated August 15, 2011, and revised through January 3, 2012, prepared by Anthony J. Tranquillo, P.E. 111 Fox Run Drive, Southington CT 06489.

This application is subject to conformance with the Cheshire Fire Department comments dated February 10, 2012, and receipt of a bond to be set for the construction of the proposed public road as set forth within Section X of the Cheshire Subdivision Regulations.

VOTE The motion passed 8-0-1; Dawson abstained.

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| 4. Special Permit Application
<u>JAD Partners LLC</u>
435 Highland Avenue
Two new buildings planned for medical
Professional office use. | PH 2/15/12
PH 2/27/12
MAD 5/2/12 |
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THIS PUBLIC HEARING IS CLOSED. THE COMMISSION IS WAITING FOR THE SIGN-OFF FROM THE ENGINEERING DEPARTMENT BEFORE TAKING ACTION.

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| 5. Subdivision Application
<u>Sunrise Land Associates LLC</u>
South Meriden Rd (RTE 70) and
Oregon Rd. 8-lots | PH 2/15/12
PH 2/27/12
MAD 5/2/12 |
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THE PUBLIC HEARING WAS CONTINUED TO MARCH 12, 2012.

**1. Site Plan Application
PZ Realty IV, LLC
839 West Main Street
Restaurant/Ice Cream Parlor**

MAD 4/20/12

Attorney Anthony Fazzone represented the applicant and he informed the Commission that Nancy Laveque, P.E. is the engineer for this project.

The subject property is at 839 West Main Street, next to the driving range. One acre of this property was sold to PZ Realty, and the plan is to combine the existing farm stand with the existing ice cream building. The two will be connected and have a screen patio in the rear for people to sit. The menu will be hot dogs, hamburgers, and ice cream for this seasonal business. There is a cross easement between these properties. No changes are proposed to the curb cuts, and there is more than adequate parking. This property is benefited by several variances granted when West Main Street was widened and the buildings are non-conforming.

On the drawing of the proposed buildings, Mr. Fazzone pointed out the peaks of the buildings which are exactly where they are now. At the present time the buildings are not connected, but will be connected with a screened area, and be a single building.

This application was continued to March 12, 2012.

VIII. BONDS

6. TABLED APPLICATIONS

- a. Special Permit Modification
St. Bridget Corporation
171-175 Main Street
Install a scoreboard on the sports field
TABLED TO SPECIAL MEETING, MARCH 12, 2012**

IX. NEW BUSINESS

1. Other Planning and Zoning Commission Business

- 1. Monthly Report from Zoning Enforcement Officer**
The report was accepted by the Commission.

2. Other

Before adjourning the meeting, Chairman Kurtz acknowledged the passing of Leslie Marinaro's father, and the Commissioners will send a donation in his memory to one of the charities requested.

VII. ADJOURNMENT

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

MOVED to adjourn the meeting at 9:00 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk