

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION REGULAR MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, JANUARY 14, 2013 IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

Earl Kurtz, Chairman; Sean Strollo, Lelah Campo, S. Woody Dawson, John Kardaras, Gil Linder, Louis Todisco.

Alternates:

Absent: Martin Cobern, Tali Maidelis; Alternates Gaudio and Marinaro.

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Mr. Kurtz called the special meeting to order at 8:16 p.m.

Mr. Strollo read the fire safety announcement.

II. ROLL CALL

Mr. Strollo 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

**Public Hearing, December 10, 2012 and Regular Meeting
December 12, 2012.**

MOTION by Mr. Strollo; seconded by Mr. Dawson.

MOVED to accept the minutes of the Public Hearing of December 12, 2012 and Regular Meeting of December 12, 2012 subject to corrections, deletions, additions.

VOTE The motion passed unanimously by those present.

VI. COMMUNICATIONS

- 1. Letter from George A. LaCava dated 12/27/12 RE: The Percival Estate Special Permit dated July 24, 2000.**

Town Planner Voelker read the letter into the record of the meeting.

George LaCava, President, Trilacon Development Corp. addressed the Commission, stating that when this project was first approved there were typical plans designed, and the existing building still remains and needs to be renovated. There were five new

homes to be built. One home was built, not one of the original plans submitted. Following discussion with the Town Planner, Mr. LaCava said the conclusion was to put into the record the size of the homes to be built – 2,000 s.f. to 5,000 s.f. and this falls within the original permit received. None of the footprints are affected because they are on the plans, and large enough to accommodate the 5,000 s.f. size.

Mr. Voelker explained that the applicant is asking for a modification or clarification of the original special permit, and waiver of the public hearing. It is the opinion of staff that this is a small change to the original approval, and staff recommendation is approve the waiver of public hearing. The Commission can then act on it in two weeks, pending any public comments or questions.

This is a planned development, and Mr. LaCava explained that it is a condo concept. It is one parcel, with the planned development owned by the association not the individual unit owners.

At this time, Mr. Voelker stated no one lives on the property, and it was to be a planned residential development with six individual house locations on the site. It is a common interest type of community.

MOTION by Mr. Dawson; seconded by Mr. Strollo.

MOVED that the Planning and Zoning Commission approve the waiver of public hearing for the Percival Estate Special Permit.

VOTE The motion passed unanimously by those present.

Mr. Dawson stated he has familiarized himself with the applications and can take action on the business of the meeting.

VI. UNFINISHED BUSINESS

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| 1. Special Permit Application | PH 11/14/12 |
| <u>PT Real Estate Investment LLC</u> | PH 11/26/12 |
| 156 North Brooksvale Road | PH 12/10/12 |
| To create (3) lots, two of which are | PH 1/14/13 |
| Rear lots; one existing dwelling | MAD 3/20/13 |

MOTION By Mr. Dawson; seconded by Mr. Strollo.

MOVED that the Planning and Zoning Commission finds that the Special Permit Application for the creation of a rear lot access as shown on plans entitled "Subdivision of 156 North Brooksvale, 156 North Brooksvale Road, Cheshire CT" revised through December 11, 2012, and prepared by Milone and MacBroom, 99 Realty Drive, Cheshire

CT 06410, satisfies the requirements of the Subdivision Regulations and Zoning Regulations and here by approves this application conditioned upon compliance with the comments from the Cheshire Fire Department dated January 10, 2013.

VOTE The motion passed 7-0-1; Bulger abstained.

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| 2. Resubdivision Application | PH 11/14/12 |
| <u>PT Real Estate Investments LLC</u> | PH 11/26/12 |
| 156 North Brooksvale Road | PH 12/10/12 |
| 3-lots | PH 1/14/13 |
| | MAD 3/20/13 |

MOTION By Mr. Dawson; seconded by Mr. Strollo.

MOVED that the Planning and Zoning Commission approves the 3-lot resubdivision application of PT Real Estate Investments LLC, as shown on plans entitled "Subdivision of 156 North Brooksvale, 156 North Brooksvale Road, Cheshire CT" revised through December 11, 2012, and prepared by Milone and MacBroom, 99 Realty Drive, Cheshire CT 06410, satisfies the requirements of the Subdivision Regulations and Zoning Regulations conditioned upon compliance with the comments from the Cheshire Fire Department dated January 10, 2013.

VOTE The motion passed 7-0-1; Bulger abstained.

Mr. Bulger stated he has familiarized himself with the applications and can take action on business at this meeting.

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| 3 Special Permit Application | PH 11/26/12 |
| <u>Jack Krudwig</u> | PH 12/10/12 |
| 1146 Waterbury Road | PH 1/14/13 |
| Expansion of existing Church | MAD 3/20/13 |
| And Associated Parking | |

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

MOVED that the Cheshire Planning and Zoning Commission finds that the Special Permit Application for the expansion of the existing church and site improvements as shown on plans entitled "Cornerstone Church, Proposed Addition and Site Improvements Plan, 1146 Waterbury Road, Cheshire Connecticut" dated January 4, 2013, and revised through December 6, 2012, are consistent with the Cheshire Zoning Regulations, and hereby approves this plan conditioned upon compliance with comments from the Cheshire Fire Department dated January 11, 2013.

VOTE The motion passed unanimously by those present.

4. **Subdivision Application**
Pinnacle Land Development LLC
650 Oak Avenue
3-lots

PH 1/14/13
MAD 3/20/13

MOTION by Mr. Dawson; seconded by Mr. Bulger.

MOVED that the Cheshire Planning and Zoning Commission approves the subdivision of Pinnacle Land Development on Oak Avenue as shown on plans entitled "Subdivision of 650 Oak Avenue, 650 Oak Avenue, Cheshire CT", prepared by Milone and MacBroom, 99 Realty Drive, Cheshire CT 06410 conditioned upon compliance with comments from the Town Engineer dated January 7, 2013 and comments from the Regional Water Authority dated November 26, 2012.

VOTE The motion passed unanimously by those present.

VIII. NEW BUSINESS

1. **Special Permit Application**
Glen Reinhard
160 Sandbank Road
Repair shop for motorcycles, small
Engines and the like.
SCHEDULED FOR PUBLIC HEARING ON FEBRUARY 11, 2013
2. **Special Permit Modification Application**
Dr. Jeffrey Norwood
Old Lane Road
To create two rear residential lots
SCHEDULED FOR PUBLIC HEARING ON FEBRUARY 11, 2013
3. **Resubdivision Modification Application**
Dr. Jeffrey Norwood
Old Lane Road
Application to waive Subdivision Regulation
5.5B4.
SCHEDULED FOR PUBLIC HEARING ON FEBRUARY 11, 2013
4. **Special Permit Application**
Trilacon Development Corporation
1001 Jarvis Street
Clarification to the special permit and request to
Waive the public hearing under Section 40.8
Of the Cheshire Zoning Regulations
SCHEDULED FOR PUBLIC HEARING ON JANUARY 28, 2013.

Before adjournment, Mr. Voelker informed the Commission members that they will be reviewing and working on the Plan of Development at the January 28th meeting.

IX. ADJOURNMENT

MOTION by Mr. Strollo; seconded by Mr. Dawson.

MOVED to adjourn the regular meeting at 8:45 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk