

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION REGULAR MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, SEPTEMBER 23, 2013, IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

Sean Stollo, Vice Chairman; Lelah Campo, Martin Cobern, S. Woody Dawson, Edward Gaudio, John Kardaras, Gil Linder

Alternates – Leslie Marinaro and Jon Fischer

Absent: Earl Kurtz and Alternate James Bulger

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Mr. Stollo called the regular meeting to order at 7:49 p.m.

Mr. Stollo read the fire safety announcement.

II. ROLL CALL

Ms. Marinaro 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, 9/9/13 and Special Meeting 9/9/13

MOTION by Mr. Cobern; seconded by Mr. Kardaras.

MOVED to accept the minutes of the Public Hearing of 9/9/13 and Special Meeting of 9/9/13 subject to corrections, additions, deletions.

VOTE The motion passed 6-0-3 (Todisco, Dawson, Fischer abstained)

VI. COMMUNICATIONS

1. Letter from Ricky W. Macri dated 9/4/2013 RE: In-Law apartment renewal 1080 Summit Road.

MOTION by Mr. Cobern; seconded by Ms. Marinaro

MOVED that the Planning and Zoning Commission grant a five year extension of the approval of the in-law apartment, property located at 1080 Summit Road, Assessor's Map No. 24, Lot No. 136, in an R-80 zone.

With the following stipulations:

1. All previous stipulations shall remain in effect.
2. This approval shall expire on September 28, 2018. The applicant may request an extension of the permit by providing the Commission with a Notarized Statement verifying that the use of the in-law apartment complies With the regulations.

VOTE The motion passed unanimously by those present.

VII. BUSINESS

1. **Special Permit Application**
Consulting and Design LLC
901 West Main Street
Renovate existing convenience store
For a Drive Thru Dunkin Donuts
CONTINUED TO OCTOBER 16, 2013
PH 9/9/13
PH 9/23/13
MAD 11/27/13
2. **Special Permit Application**
HAI Group Facilities/Bill Lewellyn
189 Commerce Court
Building addition and associated
Parking
PH 9/9/13
PH 9/23/13
MAD 11/27/13

MOTION by Mr. Cobern; seconded by Ms. Marinaro

MOVED that the Planning and Zoning Commission finds that the proposed 40,800 square foot addition and additional parking to the HAI Group facility that is located at 189 Commerce Court as shown on plans entitled 'HAI Group Facilities Expansion, Commerce Court, Cheshire CT" prepared by Milone and MacBroom, 99 Realty Drive, Cheshire CT, and dated June 15, 2013, and revised through September 4, 2013, are consistent with t he Cheshire Zoning Regulations and hereby approves this application, conditioned upon compliance with comments from the Cheshire Fire Department dated September 5, 2013.

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

3. **Special Permit Modification**
Cheshire Housing Authority
356 & 366 West Main Street
Non-Subdivision Affordable Housing
PH 9/23/13
MAD 11/27/13

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

MOVED that the Cheshire Planning and Zoning Commission, pursuant to its authority granted in Section 44A.10.14 of the Cheshire Zoning Regulations, hereby grants a waiver of the side yard setback for Building 1 from 17 feet to 12 feet as shown on revised plans entitled "Beachport Family Housing, Cheshire Housing Authority, Rumberg Road, Cheshire CT" prepared by TO Design, Landscape Architecture and Civil Engineering, 114 West Main Street, New Britain, CT.

A complete set of revised plans is to be submitted, and special permit modification must be recorded on the land records.

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

4. **Special Permit Application**
Daniel R. and Kelley E. Cassone
216 South Rolling Acres
In-Law Apartment

PH 9/23/13
MAD 11/27/13

MOTION by Ms. Marinaro; seconded by Mr. Dawson.

MOVED that the Planning and Zoning Commission grant approval for an in-law apartment, property located at 216 S. Rolling Acres Road, Cheshire CT, as generally shown on Assessor's Map No., 50, Lot No. 224, in an R-20 Zone.

With the following stipulations:

1. This approval shall expire on September 28, 2018. The applicant may request an extension of the permit by providing the Commission with a notarized statement verifying that the use of the in-law apartment complies with the regulations and that the resident of the in-law apartment qualifies under these regulations.

VOTE The motion passed unanimously by those present.

5. TABLED APPLICATIONS

- a. **Site Plan Application**
Consolidated Industries
677 Marion Road
Expansion to Relocate Hammer Shop
TABLED TO OCTOBER 16, 2013

MAD 10/28/13

VIII. NEW BUSINESS

1. **Special Permit Application**
Marbridge Retirement Center
665 & 655 West Main Street

**Assisted Living Convalescent Homes
And the Like, Sec. 30, Sch. A. Item 7.F
SET FOR PUBLIC HEARING ON OCTOBER 16, 2013**

2. **Zone Text Change Petition**
Ball & Socket Arts Inc.
To amend Special Adaptive Reuse Development
District, Section 45 A. 1.2
To add flexibility to the Special Adaptive
Reuse Regulations
SET FOR PUBLIC HEARING ON OCTOBER 28, 2013

3. **Special Permit Application**
Karen A. Reims
27 East Ridge Court
Two dwellings units in one dwelling
SET FOR PUBLIC HEARING ON OCTOBER 28, 2013

4. **Special Permit Application**
Core Development LLC
589 South Main Street
**13 Unit Planned Residential Infill
Development**
SET FOR PUBLIC HEARING ON OCTOBER 28, 2013

5. **OTHER PLANNING AND ZONING COMMISSION BUSINESS**
 1. **Monthly Report from Zoning Enforcement Officer**
The Commissioners reviewed, discussed and accepted the ZEO Report.
The report is attached to these minutes.

 2. **Other**

VI. ADJOURNMENT

MOTION by Mr. Cobern; seconded by Mr. Kardaras.

MOVED to adjourn the public hearing at 8:05 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk

