

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON MONDAY, JANUARY 27, 2014, AT 7:30 P.M. IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

Earl Kurtz, Chairman; Sean Stollo, Vice Chairman; Lelah Campo, John Kardaras, Gil Linder, Louis Todisco

Absent – S. Woody Dawson, Edward Gaudio and Leslie Marinaro

Alternates: Jon Fischer and Diane Visconti.

Staff: William Voelker, Town Planner

**Alternates Fischer and Visconti were alternates for all applications.**

**I. CALL TO ORDER**

Mr. Kurtz called the regular meeting to order at 7:31 p.m.

Mr. Kurtz read the fire safety announcement.

**II. ROLL CALL**

Mr. Stollo 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 1/13/14 and Special Meeting 1/13/14**

MOTION by Mr. Lentini; seconded by Ms. Campo

MOVED to accept the minutes of the January 13, 2014 Public Hearing and January 13, 2014 Special Meeting subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

**VI. COMMUNICATIONS**

Town Planner Voelker referred to the letter from Attorney Anthony Fazzino, dated 1/27/14, regarding the Reims applications, and read the letter into the record.

**VII. UNFINISHED BUSINESS**

(Commissioner Kurtz was recused from applications #1 and #2)

- 1. Waiver request of Section 11.1 of the Subdivision Regulations**

**PH 12/9/13  
PH 01/13/14**

**Karen A. Reims**  
**27 East Ridge Court**  
**Requesting waiver of Section 5.6 CUL-DE-SAC**  
**STREET OR DEAD END STREET LIMITATIONS**  
**Subsection 5.6.1**

**MAD 3/19/14**

2. **Special Permit Application**  
**Karen A. Reims**  
**27 East Ridge Court**  
**Two dwelling units in one dwelling**

**PH 12/9/13**  
**PH 01/13/14**  
**MAD 03/19/14**

Attorney Anthony Fazzone represented the applicant, Karen A. Reims.

Since a waiver requires seven (7) affirmative votes of the Commission, and there are only eight (8) Commissioners voting on the Reims application, Attorney Fazzone requested that the vote be postponed until there are nine (9) sitting Commissioners.

The Commission agreed to postpone action on the Reims applications until the meeting of February 10, 2014.

3. **Site Plan Application**  
**Whole Foods Market**  
**400 East Johnson Avenue**  
**Delivery Truck Queuing Area**

**MAD 1/28/14**

Town Planner Voelker informed the Commissioners that the comments from the Engineering Department have been received, but there was no "sign off" by Mr. Disbrow. Mr. Voelker spoke with Town Engineer Gancarz who said he had no problems with the minor revisions to the plans submitted on January 23, 2014. There were no other outstanding items for this application.

MOTION by Mr. Strollo; seconded by Mr. Lentini.

MOVED that the Planning and Zoning Commission finds that this application as shown on plans entitled "Whole Foods Market, Inc. Delivery Truck Queuing Area, 400 East Johnson Avenue, Cheshire CT", dated November 18, 2013 and revised January 21, 2014, and prepared by Milone and MacBroom Inc. 99 Realty Drive, Cheshire CT, conforms to the requirements of the Cheshire Zoning Regulations and hereby approves this application.

Discussion

Mr. Strollo asked about the addition of the clean-up area for the trucks.

Chris Holt, P.E. Milone and MacBroom, reported that there was addition of a clean-up area, which is the same as in other areas on the site. There will be some minor spills, and Mr. Holt said that crews will be walking around inspecting trucks.

VOTE The motion passed unanimously by those present.

**4. TABLED APPLICATIONS**

1. **Site Plan Application** **MAD 02/24/14**  
**Cheshire Route 10 LLC**  
1953, 1973, 1989, 2037, and 2061 Highland Avenue  
Dickerman Road and I-691  
Final Development Plan for the Outlets at Cheshire  
I-C S.D.D. and Interchange Special Development  
Project.  
TABLED TO FEBRUARY 10, 2014

**VIII. NEW BUSINESS**

1. **Special Permit Application**  
**David G. Blakesle/Doreen Blakeslee**  
350 Fenn Road  
In-Law apartment  
Section 30, Sch. A. Para #5.  
SCHEDULED FOR PUBLIC HEARING ON FEBRUARY 10, 2014
2. **Special Permit Application**  
**Janice Jentzen**  
384 Hayledge Court  
In-law apartment  
Section 30, Sch. A. Para #5.  
SCHEDULED FOR PUBLIC HEARING ON FEBRUARY 10, 2014
3. **Earth Removal, Filling or Regrading Permit**  
**Krista Ostuno**  
Sindall Road  
SCHEDULED FOR PUBLIC HEARING ON FEBRUARY 10, 2014
4. **Other Planning and Zoning Commission Business**

**a. Discussion of Plan of Conservation and Development**

Mr. Voelker informed the Commissioners that the date for completion of the Plan of Conservation and Development (Plan) is July 2015. He will schedule a meeting in February, and advised that the full Commission is involved in working on the Plan.

Commissioners will be informed by the Planning Department on the date and time of the meeting.

**b. Monthly Report from the Zoning Enforcement Officer (ZEO)**

There was no report from the ZEO.

**c. Other**

Mr. Stroll commented on his concerns regarding large mounds of dirt in the aquifer zone, and asked Mr. Voelker to look into this issue.

Mr. Voelker informed the Commission that he and staff are aware there is a wetlands violation at 108 Blacks Road, and advised that the applicant must come in for a fill permit. There was a meeting with the property owner last week. He noted that mulch is made on the site, and the Town wants to know about the dye that is put into this mulch. The RWA is also involved in the issue. The Commission will be kept apprised of the situation.

**IX. ADJOURNMENT**

MOTION by Mr. Strollo; seconded by Mr. Lentini

MOVED to adjourn the Regular Meeting at 7:50 p.m.

VOTE The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk