

**MINUTES OF THE TOWN OF CHESHIRE PLANNING AND ZONING COMMISSION
PLAN OF CONSERVATION AND DEVELOPMENT SUBCOMMITTEE MEETING
HELD ON WEDNSDAY, JUNE 10, 2015, AT 7:30 P.M. IN ROOM 115, TOWN HALL,
84 SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

PZC Commissioners: Earl J. Kurtz, Chairman; Gil Linder, John Kardaras, Louis Todisco, David Veleber. Absent: Sean Strollo, S. Woody Dawson, Vincent Lentini, Edward Gaudio; Alternates: Jon Fischer, Leslie Marinaro, Diane Visconti
Staff: William Voelker, Town Planner

I. CALL TO ORDER

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

II. ROLL CALL

The clerk called the roll and a quorum was determined to be present.

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. APPROVAL OF MINUTES - APRIL 15, 2015

MOTION by Mr. Todisco; seconded by Mr. Linder.

MOVED to accept the minutes of April 15, 2015 subject to corrections, additions, deletions.

Addition: Louis Todisco was present at the April 15, 2015 meeting.

VOTE The motion passed 4-0-1; Veleber abstained

VI. DISCUSSION

1. PLAN OF CONSERVATION AND DEVELOPMENT UPDATE

The Commissioners were given the Executive Summary of the 2015 Survey, and draft copies of the Plan for Commercial, Industrial, Residential, Environmental, Historic and Cultural Resources, Community Facilities. The drafts of some chapters contain maps which relate to the narrative of the chapter(s).

Mr. Voelker requested Commissioners read the six (6) chapters, review, make comments, edit, and call him to discuss the POCD. He wants to keep the process moving with schedule of meetings, including a public hearing before referral of the POCD to the Town Council. Following discussion with the Commissioners, Mr. Voelker will schedule the PZC July 27th meeting for the POCD public hearing. The

Plan will be the only item for public hearing. At the June 22nd PZC meeting the Plan will be up for discussion by the full Commission. Mr. Voelker requested Commissioners to comment, make changes and edits, and send them to him prior to this meeting. At the June 22nd meeting, the public will be made aware of the upcoming July 27th public hearing on the POCD.

Before adoption of the POCD the document will be on the Town's web site. The Plan is a draft document at this time, and at the public hearing people will be able to ask questions, make comments and present suggestions.

Mr. Linder raised the issue of comparison of the 2002 Plan and the 2015 Plan, and he offered to review them, and put together a short summary on the plan differences.

In that regard, Mr. Voelker stated he does not believe a comparison summary is required, and noted that the new Plan has a Community Chapter, Industrial Chapter, Historical chapter, and other focus areas. He read the "Industrial Chapter" statement from the 2002 Plan...which was a very short paragraph.

Survey - there were 235 responses to the community survey. Mr. Linder explained the results include responses to questions and there are public comments. The summary will be made available to the full Commission. Mr. Linder suggested the survey results be an addendum to the POCD. Mr. Voelker said it could be attached as an appendix.

According to Mr. Linder, the majority of respondents are not in favor of rezoning residential to commercial, or commercial to residential. He also commented on there being nothing in conflict with the survey results, and the results are a good sounding board.

It was recommended by Mr. Todisco that the Commissioners read the executive summary carefully, and think about modifications based on the survey results. He said Commissioners should look at the results, and take them into consideration for the POCD. The outcome is having something good, and making it better.

Mr. Voelker commented on the fact that he did not find anything in the survey which indicated a "theme" or something which must be brought to the attention of the PZC. The draft POCD is conservative; there are no recommendations for re-zoning or high density housing. There is a theme to take what you have and carefully improve it, and Mr. Voelker believes this is what came out of the survey.

From the survey, Mr. Kardaras sees trends for future things.

There was a brief discussion about the survey and POCD being on the Town's web site for public viewing. Mr. Voelker will check with Ms. Talbot about Commissioners going into a "file" for the full survey, and noted it will be a huge file.

VII. ADJOURNMENT

MOTION by Mr. Veleber; seconded by Mr. Kardaras.

MOVED to adjourn the meeting at 8:22 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk