

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD AT 7: 30 P.M. ON MONDAY, SEPTEMBER 12, 2016 AT 7:30 P.M. IN COUNCIL CHAMBERS, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

Earl J. Kurtz, Chairman; Sean Stollo, Vice Chairman; Members: S. Woody Dawson, John Kardaras, Gil Linder, Louis Todisco, David Veleber. Alternates - James Jinks, Jeff Natale.

Absent: Edward Gaudio, Vincent Lentini; Alternate Jon Fischer

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Chairman Kurtz called the special meeting to order at 7:31 p.m.

II. ROLL CALL

The clerk 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 July 25, 2016 and Regular Meeting, June 25, 2016.

MOTION by Mr. Veleber; seconded by Mr. Dawson

MOVED to approve the minutes of the Public Hearing of July 25, 2016 and Regular Meeting of July 25, 2016 subject to corrections, additions, deletions.

Correction - Page 4, square footage of the lot should state "80,000 sq. ft."

VOTE The motion passed unanimously by those present.

VI. COMMUNICATIONS

VII. NEW BUSINESS

1. **Special Permit Application
Solar City Corporation
1286 Waterbury Road
Solar Facility at Landfill
SET FOR PUBLIC HEARING ON SEPTEMBER 26,2106**

2. **Special Permit Application**
Elim Park Baptist Home LLC
140 Cook Hill Road
Construction of new employee parking lot, 46 spaces.
SET FOR PUBLIC HEARING ON SEPTEMBER 26,2106

3. **Special Permit Application**
Fazzone Investments & Properties LLC
1701 Highland Avenue
Conversion of existing bank to a Dunkin Donuts
SET FOR PUBLIC HEARING ON SEPTEMBER 26,2106

4. **Site Plan Application**
205-209 Maple Avenue Associates LLC
209 Maple Avenue
Addition to existing building to expand the wash bay
SET FOR SEPTEMBER 26,2106

Town Planner Voelker informed the Commissioners that Solar City (application #1) is the same as the solar panel installation at Southington's Rec Park. At this time there are no regulations for solar panels as a permitted use, but they will be coming onto municipal property. The Town Attorney has been requested to give an opinion on this agenda item.

For residential use, the solar panels are an accessory to the residence, and they can be on the roof or on the ground. The "municipal facilities" regulation requires a broader application. Mr. Voelker said Cheshire would be getting the benefit from the panels at the Town landfill, to be located on top of the cap. The solar panels generate power that goes onto the grid, and in exchange the Town gets reduced rate on its power charges. When the Town Attorney's opinion is received it will be forwarded to the Commissioners.

5. OTHER PLANNING AND ZONING COMMISSION BUSINESS
A. Discussion on POCD Implementation Items

The Commissioners received a copy of the final copy of the Plan.

Mr. Voelker said there will be meetings to start development of legislation and regulations under the Plan. He will provide a summary report to the Commissioners outlining the changes to the Plan.

As an example, Mr. Voelker cited the "Industrial" regulations that were discussed and included in the Plan...modification of the building coverage, lot sizes, etc. which the Commission will implement. A meeting will be scheduled in October with date and time provided to the Commissioners.

There was a brief discussion about the Economic Development Commission (EDC) being part of the Plan implementation discussions. Mr. Voelker stated that EDC would be pleased to participate and assist in the Industrial section of the Plan. The Commission has also talked about working with Regional Water Authority (RWA) for development of regulations, and incorporation of best management practices for storm water management.

The DEEP Aquifer information was distributed, via e mail, to the Commissioners prior to the meeting.

6. ADJOURNMENT

MOTION by Mr. Veleber; seconded by Mr. Dawson.

MOVED to adjourn the meeting at 7:55 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk