

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION REGULAR MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING HELD ON MONDAY, OCTOBER 24, 2016 AT 7:30 P.M. IN COUNCIL CHAMBERS, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

Earl J. Kurtz III, Chairman; Vincent Lentini, Gil Linder, John Kardaras, Louis Todisco, David Veleber.

Alternates - James Jinks, Jeff Natale.

Absent: Sean Strollo, S. Woody Dawson, Edward Gaudio and Alternate Jon Fischer.

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Chairman Kurtz called the meeting to order at 7:51 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 9/26/16; Regular Meeting 9/26/16;

MOTION by Mr. Veleber; seconded by Mr. Lentini.

MOVED that the Planning and Zoning Commission accepts and approves the minutes of the Public Hearing 9/26/16 and Regular Meeting 9/26/16 subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

Public Hearing 10/13/16; Special Meeting 10/13/16

MOTION by Mr. Veleber; seconded by Mr. Lentini.

MOVED that the Planning and Zoning Commission accepts and approves the minutes of the Public Hearing 10/13/16 and Special Meeting 10/13/16 subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

VI. COMMUNICATIONS

**1. Letter from Michael A. Milone, Town Manager, dated 10/17/16
RE: 8-24 Review for the potential purchase of the Chapman Property
At 650 South Main Street, Cheshire CT.**

The letter from Town Manager Milone was in the packets.

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

MOVED that pursuant to Section 8-24 of the Connecticut General Statutes, the Cheshire Planning and Zoning Commission finds that the purchase of the Chapman Property at 650 South Main Street is not in conflict with the 2016 Cheshire Plan of Conservation and Development.

Discussion

Mr. Voelker noted that this purchase was passed in a November referendum by the voters. The 8-24 review is only on the acquisition of the property. Improvements to the property are the decision of the Town Council.

VOTE The motion passed unanimously by those present.

VII. UNFINISHED BUSINESS

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| 1. Special Permit Application | P.H. 9/26/16 |
| <u>Elim Park Baptist Home Inc.</u> | P.H. 10/13/16 |
| 140 Cook Hill Road | P.H. 10/24/16 |
| Construction of a new employee parking | MAD 12/28/16 |
| Lot, 46 spaces. | |

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

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed parking improvements for Elim Park as shown on plans entitled "Site Layout Plan, Proposed Parking Improvements, Elim Park Place, 140 Cook Hill Road, Cheshire CT" revised through October 24, 2106 are consistent with Section 40 (Special Permits) of the Cheshire Zoning Regulations and hereby approves this application condition upon the revisions to the height of the lights as stated by the applicant during the public hearing.

Discussion

Mr. Todisco commended the members of the public who addressed the Commission on the Elim Park application for their reasonable comments during public hearing process. He also commended the applicant for paying attention to the concerns of the neighbors and addressing them. This is a nice neighborhood in a residential area and the impact on neighbors has been reduced to the extent possible, but not completely.

Mr. Veleber thanked both parties in this application process, and said neighbors brought their concerns to the applicant...who addressed them for resolution.

Mr. Linder was absent from the prior public hearing, but stated he has familiarized himself with the record and will act on the application.

VOTE The motion passed unanimously by those present.

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| 2. Special Permit Application
<u>Whitney Watts</u>
825 Wallingford Road
In-law apartment | P.H. 10/24/16
MAD 12/28/16 |
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MOTION by Mr. Veleber; seconded by Mr. Natale.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed in-law apartment to be located at 825 Wallingford Road as shown on plans presented by the applicant is consistent with the provisions set forth within Section 30, Schedule A, Item 5 of the Cheshire Zoning Regulations and hereby approves this application.

VOTE The motion passed unanimously by those present.

VIII. BONDS

- 1. Maintenance Bond release for Meadowview Estates Subdivision, West Ridge Court.**

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

MOVED that the Cheshire Planning and Zoning Commission finds that in accordance with the memorandum from the Engineering Department dated October 18, 2016 the Planning and Zoning Commission authorizes the release of the Maintenance Bond for Meadowview Estates Subdivision, West Ridge Court.

VOTE The motion passed unanimously by those present.

IX. NEW BUSINESS

- 1. Special Permit Application**
Charles Nicholls
1572 South Main Street
Parking Improvements and Addition of
New entry element.
SET FOR PUBLIC HEARING ON NOVEMBER 14, 2016
- 2. Other Planning and Zoning Commission Business.**

a. Monthly Report from the Zoning Enforcement Officer
The Commissioners reviewed and accepted the report.

VI. ADJOURNMENT

MOTION by Mr. Lentini; seconded by Mr. Kardaras.

MOVED to adjourn the meeting at 8:05 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton