

**MINUTES OF THE CHESHIRE TOWN COUNCIL PLANNING COMMITTEE MEETING  
HELD ON THURSDAY, OCTOBER 13, 2016 AT 7:00 P.M. IN ROOM 207, TOWN  
HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

Paul Bowman, Chairman, Tim Slocum  
Staff: Michael Milone, Town Manager

Absent

Patti Flynn-Harris

Others Present

Attorney Anthony Fazzone

**1. ROLL CALL**

The Clerk called the roll and a quorum was determined.

**2. PLEDGE OF ALLEGIANCE**

All present recited the Pledge of Allegiance.

**3. GRANGE PARKING LOT SUCCESSOR LEASE**

Mr. Milone stated under the terms of the lease for 57 parking spaces at The Cheshire Grange, the Town must submit a request to open the lease for consideration one year in advance. Mr. Milone stated this requirement was met in June. Mr. Milone stated the possibility of the Town purchasing the 57 parking spaces and leasing them back to The Cheshire Grange was suggested to Mr. Ruel Miller (President of The Cheshire Grange). Mr. Miller was not interested in selling the parking spaces, but would like to continue a long term lease with the Town. Mr. Miller is required to take the Town's request back to the Board of Directors for the Cheshire Grange, but does not believe the Board would support selling the parking spaces to the Town. Mr. Milone stated last time this matter was discussed he misspoke about there being no provision in the amended lease granting the Town right of first refusal. Mr. Milone stated the original lease does in fact contain a provision under Section 21 allowing the Town first right of refusal. Mr. Milone stated in the amended lease the Town negotiated a 15 year lease that was fixed for the first 5 years and pegged for inflation for the remaining 10 years. Mr. Milone stated the Town is responsible for all maintenance at the parking lot, including plowing, salting, sanding, etc. Mr. Milone stated the Town currently pays \$4,354 per year and the lease

ends in June 2017. Mr. Bowman stated it is important for the second amendment to be ironclad. Mr. Milone stated he will consult with Al Smith about the best strategy to accomplish renewing the lease with terms similar to the current lease. This matter was not referred to the Town Council at this time.

#### **4. NAMING OF SENIOR CENTER ROOM AND TREE IN MEMORY OF DOREEN PULISCIANO**

Mr. Slocum stated he read the information submitted and it seems to meet all of the criteria for naming a Town-owned property. Mr. Bowman stated he has no objection and expects this to happen more frequently in the future. Mr. Milone stated the Town adopted a naming policy in November 2008 to address concerns that with no criteria, it would be difficult for the Town to determine the appropriateness of naming Town-owned properties. Mr. Milone stated in this case 2 letters were submitted, instead of 3, but 1 letter had about 12 signatures on it so he felt this met the criteria. Mr. Slocum stated he has no objection since it is not a renaming. Mr. Bowman stated he is sensitive to the naming/renaming of Town-owned buildings because his hope is that it will remain in 30 years as part of the Town history. There was a discussion about the Town Council formalizing the properties that are already named. Mr. Milone stated no Town-owned building can be named or renamed without action from The Town Council. All present agreed that formalizing the properties that are currently named and creating a consistent code for future naming requests is prudent. Mr. Milone suggested the same be done with the Board of Education properties, although they are owned by the Town and should not be name or renamed without approval from the Town Council. Mr. Milone stated an inventory should be taken of all named Town-owned buildings and the history be researched. Mr. Bowman suggested involving the Cheshire Historical Society to help find the origin and history of the Town-owned properties that are currently named.

The matter of naming the Senior Center Room and tree in memory of Doreen Pulisciano was referred to the full Town Council for action.

#### **5. ACCEPTANCE OF DEDICATED OPEN SPACE AT CEDAR CREST**

## **SUBDIVISION**

Mr. Milone stated Attorney Anthony Fazzino was in attendance at tonight's meeting to discuss acceptance of dedicated open space at Cedar Crest Subdivision. Mr. Milone stated this is coming before the Planning Committee in accordance with Section 44.3.16 of the Zoning Regulations. Mr. Fazzino presented a color map of the proposed open space and stated it abuts Town owned property and protects the 10 Mile River. Mr. Fazzino stated the Strollo family owns one piece of property that abuts the open space, the Town owns property to the centerline of river and Apex owns property to the centerline of the river from the other side. Mr. Fazzino showed on the GIS map a dark green section that represents land that has been retained as open space for the Homeowners Association. Mr. Slocum stated there is a complete buffer between the open space and the private properties. Mr. Fazzino stated there is a drainage basin that the Homeowners Association has an obligation to maintain. Mr. Milone stated The Town has an easement to drain the road that it will eventually own. Mr. Fazzino stated the Land Trust owns an oddly shaped piece of land in this area and the Town owns another 149 acres referred to as the "10 Mile Lowlands." Mr. Fazzino stated pursuant to the Zoning Regulations, if the Town chooses not to accept the open space, it will be deeded to Homeowners Association. Mr. Slocum asked about the current state of development. Mr. Fazzino stated the road has a binder coat on it and the open space is not ready to be deeded to the Town. Mr. Bowman asked if the property is unencumbered. Mr. Fazzino stated it is encumbered with a mortgage, but a Release of Mortgage and Warranty Deed would be provided to the Town. Mr. Slocum asked if it is typical for a property to be deeded when the development is not complete. Mr. Fazzino stated it is not atypical, but based on the current state of development and the inspections to date, the bank will release the property. Mr. Fazzino stated there are a number of Wetlands non-encroachment markers and signs. The Homeowners Association has covenants to protect against dumping, etc. The discussion concluded and this matter was referred to the Town Council for action. There was a brief discussion about the next Town Council meeting being on November 8, 2016, which is Election Day. Mr. Milone stated he will find out if the Town Council meeting can be moved a day or two and will let Mr. Fazzino know.

Mr. Fazzino left the meeting at 7:20 p.m.

**6. ADJOURNMENT**

MOTION by Mr. Slocum; seconded by Mr. Bowman.

MOVED to adjourn at 7:36 p.m..

VOTE        The motion passed unanimously by those present.

Attest,

---

Karen M. Gill