

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION REGULAR MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, DECEMBER 12, 2016 IN COUNCIL CHAMBERS, 84 SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

Earl J. Kurtz III, Chairman; Sean Stollo, Vice Chairman; David Veleber, Secretary.  
Members: S. Woody Dawson, Edward Gaudio, Gil Linder, Vincent Lentini, John Kardaras, Louis Todisco (8:10 p.m.).  
Alternates - Jeff Natale, Jon Fischer  
Absent: S. Woody Dawson and Alternate Jim Jinks.  
Staff: William Voelker, Town Planner

**I. CALL TO ORDER**

Chairman Kurtz called the meeting to order at 8:51 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 P.H. 11/14/16**

MOTION by Mr. Veleber; seconded by Kardaras.

MOVED to approve the minutes of the Public Hearing of 11/14/16 subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

Chairman Kurtz moved agenda items - Unfinished Business, Applicant James Flood, and New Business, Applicant Brian Giampietro - to current status.

**UNFINISHED BUSINESS**

- 1. Special Permit Application**  
**James Flood**  
**830 South Main Street**  
**Hair Salon**

**PH 12/12/16**  
**MAD 02/15/17**

(Mr. Natale was the alternate for this application)

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

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed hair salon to be located at 830 South Main Street, as shown on plans provided by the applicant, are consistent with Section 40 (Special Permits) of the Cheshire Zoning Regulations and hereby approves this application conditioned upon compliance with comments from the Cheshire Fire Department dated December 8, 2016.

VOTE           The motion passed unanimously 8-0-1; Strollo recused

### **NEW BUSINESS**

- 1.     Site Plan Application**  
**Brian Giampietro**  
**453 West Main Street**  
**Retail Guitar Store**

**MAD 02/14/17**

(Mr. Fischer was the alternate for this application)

Town Planner Voelker read the Fire Department comments, dated December 8, 2016, into the record.

Brian Giampietro, 514 Woodpond Road, applicant, informed the Commission that he is purchasing the property at 453 West Main Street, and is retrofitting the building for a guitar store.

Mr. Voelker explained the elevation, addition of a pitched roof design, and improvements to the entrance of the building. He said there is no additional square footage and parking is more than adequate.

Brian Giampietro stated that he is redoing the windows, adding a pitched roof, with minimal other changes to the building.

The Commission was told by Mr. Voelker that any expansion must be reviewed by the PZC. He noted that this is the kind of expansion on West Main Street that the Town wants to see. These buildings are older and the Town likes what the applicant plans to do...and he will be setting an example for other businesses in the area.

Phil Giampietro, 73 Elmwood Drive, stated that the building will look "like new" with a pitched roof, new siding, new windows, squared off back of 8 feet, and a rear pitched roof.

With the new arts district on West Main Street, Brian Giampietro said his business will coincide with the arts concept of the area.

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

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed plans to make modifications to the existing structure located at 453 West Main Street as shown on plans provided by the applicant are consistent with the requirements set forth within Section 41 of the Cheshire Zoning Regulations and hereby approves this application conditioned upon compliance with comments from the Cheshire Fire Marshal dated December 8, 2016.

VOTE           The motion passed unanimously by those present.

## **VI.    ELECTION OF OFFICERS**

### **CHAIRMAN**

MOTION by Mr. Strollo; seconded by Mr. Veleber.

MOVED to elect Earl J. Kurtz III as Chairman of the Planning and Zoning Commission.

(Nominations were called three (3) times; there were no other nominations).

VOTE           The motion passed unanimously by those present.

### **VICE CHAIRMAN**

MOTION by Mr. Veleber; seconded by Mr. Lentini

MOVED to elect Sean Strollo as Vice Chairman of the Planning and Zoning Commission.

(Nominations were called three (3) times; there were no other nominations).

VOTE           The motion passed unanimously by those present.

### **SECRETARY**

MOTION by Mr. Gaudio; seconded by Mr. Strollo

MOVED to elect David Veleber as Secretary of the Planning and Zoning Commission.

(Nominations were called three (3) times; there were no other nominations).

VOTE           The motion passed unanimously by those present.

## **VII.   APPROVAL OF 2017 MEETING DATES**

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

MOVED to accept the 2017 meeting dates, as attached to these minutes.

VOTE The motion passed unanimously by those present.

**VIII. UNFINISHED BUSINESS**

2. **Waiver Request** **PH 12/12/16**  
**Whitney Watts** **MAD 02/15/17**  
**Tamarack Road**  
**Requesting waiver of Section 5.5.1**  
**The Subdivision Regulations**  
**CONTINUED TO P.H. ON JANUARY 9, 2017**
3. **Waiver Request** **PH 12/12/16**  
**Whitney Watts** **MAD 02/15/17**  
**Tamarack Road**  
**To modify the Town R.O.W.**  
**CONTINUED TO P.H. ON JANUARY 9, 2017**

**4. TABLED APPLICATIONS**

- a. **Special Permit Application**  
**Charles Nicholls**  
**1572 South Main Street**  
**Parking Improvements and addition of new**  
**Entry element.**  
**TABLED FOR CONTINUANCE OF P.H. TO 1/23/17**

**IX. NEW BUSINESS**

1. **Moved up in the agenda.**
2. **Special Permit Application**  
**Christopher Germosen**  
**408 Highland Avenue**  
**Massage Therapist**  
**SCHEDULED FOR P.H. ON JANUARY 9, 2017**
3. **OTHER PLANNING AND ZONING COMMISSION BUSINESS**
- a. **Monthly Report from the Zoning Enforcement Officer**

**X. ADJOURNMENT**

MOTION by Mr. Veleber; seconded by Mr. Kardaras

MOVED to adjourn the meeting at 9:05 p.m.

VOTE           The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk