

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, JANUARY 9, 2017 IN COUNCIL CHAMBERS, 84 SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

Earl J. Kurtz III, Chairman; David Veleber, Secretary. Members: S. Woody Dawson, Gil Linder, John Kardaras, Louis Todisco.

Alternates - Jeff Natale, Jon Fischer

Absent: Sean Strollo, Edward Gaudio, Vincent Lentini, and Alternate Jim Jinks.

Staff: William Voelker, Town Planner

**I. CALL TO ORDER**

Chairman Kurtz called the special meeting to order at 8:11 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. 12/12/16 AND REGULAR MEETING 12/12/16**

MOTION by Mr. Veleber; seconded by Mr. Natale.

MOVED to accept and approve the minutes of the Public Hearing of 12/12/16 and Regular Meeting of 12/12/16 subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

**VI. UNFINISHED BUSINESS**

- |    |                                    |                    |
|----|------------------------------------|--------------------|
| 1. | <b>Waiver Request</b>              | <b>PH 12/12/16</b> |
|    | <u>Whitney Watts</u>               | <b>PH 1/9/17</b>   |
|    | Tamarack Road                      | <b>MAD 3/15/17</b> |
|    | Requesting waiver of Section 5.5.1 |                    |
|    | The Subdivision Regulations        |                    |
| 2. | <b>Resubdivision Application</b>   | <b>PH 12/12/16</b> |
|    | <u>Whitney Watts</u>               | <b>PH 1/9/17</b>   |
|    | Tamarack Road                      | <b>MAD 3/15/17</b> |
|    | To modify the Town R.O.W.          |                    |

THE PUBLIC HEARINGS FOR THE WATTS APPLICATIONS WERE CONTINUED TO  
JANUARY 23, 2017

3. **Special Permit Application**  
**Christopher Germosen**  
**408 Highland Avenue**  
**Massage Therapist**

**PH 1/9/17**  
**MAD 3/15/17**

MOTION by Mr. Kardaras; seconded by Mr. Dawson.

MOVED that the Cheshire Planning and Zoning Commission finds that the massage therapist business to be located at 408 Highland Avenue as shown on plans provide 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 January 9, 2017.

VOTE The motion passed unanimously by those present.

**4. TABLED APPLICATIONS**

- a. **Special Permit Application**  
**Charles Nicholls**  
**1572 South Main Street**  
**Parking Improvement and addition of**  
**New entry element.**  
**TABLED FOR CONTINUANCE OF PUBLIC HEARING**  
**UNTIL 1/23/17**

**VII. BONDS**

- a. **Maintenance Bond Release - Pemberley Estates, Baxter Court**

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

MOVED That, in accordance with the memorandum from the Engineering Department dated January 5, 2017, the Planning and Zoning Commission authorizes the release of the Maintenance Bond for Pemberley Estates, Baxter Court.

Discussion

Mr. Voelker read the Engineering Department report for release of the bond into the record.

VOTE The motion passed unanimously by those present.

**VIII. ADJOURNMENT**

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

MOVED to adjourn the special meeting at 8:17 p.m.

VOTE           The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk