

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING HELD ON MONDAY, JULY 10, 2017 IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

Earl J. Kurtz III, Chairman; Sean Stollo, Vice Chairman; Members: S. Woody Dawson, John Kardaras, Vincent Lentini, Gil Linder, Louis Todisco.

Absent: Edward Gaudio and David Veleber.

Alternates – Jon Fischer, Jeff Natale and Jim Jinks.

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Chairman Kurtz called the special meeting to order at 10:02 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 – June 26, 2017 Public Hearing and June 26, 2017 Regular Meeting.

Postponed to July 24, 2017 meeting.

VI. COMMUNICATIONS

Mr. Voelker reported on a communication from Darin Overton, P.E. Milone and MacBroom, requesting the Site Plan Application of Ricci Construction Group be tabled to July 24, 2017 meeting.

VII. UNFINISHED BUSINESS

- | | | |
|----|---|--------------------|
| 1. | Waiver (partial) | PH 6/12/17 |
| | <u>Apex Developers LLC</u> | PH 6/26/17 |
| | Coleman Road | MAD 8/30/17 |
| | Section 6.10.1 Cheshire Subdivision | |
| | Regulations; Sidewalks to be constructed | |
| | On the north side of roadway only | |
| | TABLED TO JULY 24, 2017 | |
| 2. | Subdivision Application | PH 6/12/17 |
| | <u>Apex Developers LLC</u> | PH 6/26/17 |
| | Coleman Road | MAD 8/30/17 |

**7 Lots (6 new; 1 existing house)
Coleman Farm Subdivision
TABLED TO JULY 24, 2017**

- 3. Site Plan Application MAD 9/12/17
Ricci Construction Group
986 South Main Street
Redevelopment from Citgo Station into
Commercial office use
TABLED TO JULY 24, 2017**
- 4. Zone Text Change Petition PH 7/10/17
MAD 9/13/17
Cheshire Medical Associates, LLC
To amend Section 45.7.2 Time Limitation**

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

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed amendment to Section 45.7.2 of the Cheshire Zoning Regulations to extend the time for completion of construction within the Special Development District from two years to five years is consistent with similar requirements for Special Permits set forth within Section 40.7.6 of the Cheshire Zoning Regulations and Section 8-3(i) of the Connecticut General Statutes, and presents a reasonable time frame for completion of construction within this District. The Commission also finds that this amendment is not in conflict with the 2016 Plan of Conservation and Development and hereby approves this application with an effective date of July 28, 2017.

Discussion

Mr. Todisco stated that after reading the staff report and noting CGS 8-3(i) which establishes five years as the number of years for completion of construction, this amendment to Section 45.7.2 should be approved by the Commission.

Mr. Dawson commented on CGS 8-3(i) being used all over the State, and he has used it in his career.

VOTE The motion passed 8-0-1; Strollo abstained.

- 5. Waiver Request of Clearview Farm Preserve PH 7/10/17
MAD 9/13/17
Mountain Road/Cornwall Avenue
Pursuant to Section 11.1
Variances or Waivers of Regulations
Requesting a waiver of Section 6.5 Intersections**

6. **Resubdivision Application**
Clearview Farm Preserve, LLC
Cornwall Avenue/Mountain Road
12-lots
PH 7/10/17
MAD 9/13/17

7. **Specialty Permit Application**
Rondo's Realty LLC
1721 Highland Avenue & 1704 Reinhard Road
Expanded Parking Facilities & 4,100 S.F.
Building Addition (restaurant)
(Revised from previously approved 3,300 S.F.
Addition in 2016).
PH 7/10/17
MAD 9/13/17

8. **Special Permit Modification**
Gardens of Peace Inc.
220 Realty Drive
To renovate existing building to a gathering room
To be used in conjunction with funerals
PH 7/10/17
MAD 9/13/17

MOTION by Mr. Dawson; seconded by Mr. Strollo.

MOVED, that the Cheshire Planning and Zoning Commission finds that the proposal to renovate the existing building at the cemetery at 220 Realty Drive to a gathering room to be used in conjunction with funerals as highlighted on plans provided by the applicant are consistent with Section 40 (Special Permits) of the Cheshire Zoning Regulations and hereby approves this application.

VIII. NEW BUSINESS

1. **Special Permit Application**
Cheshire Housing Authority
50 Rumberg Road
Expansion of footprint – 2 units and
Community Building
Parking Expansion
SET FOR JULY 24, 2017

Town Planner Voelker informed the Commission that Mr. Jim Fasano has been hired as the new Zoning Enforcement Officer effective July 10, 2017.

IX. ADJOURNMENT

MOTION by Mr. Dawson; seconded by Mr. Strollo

MOVED to adjourn the special meeting at 10:10 p.m.

VOTE The motion passed unanimously by those present.

Attest:

MARILYN W. MILTON, CLERK