

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION REGULAR MEETING HELD IMMEDIATELY AFTER THE 7:30 P.M. PUBLIC HEARING HELD ON MONDAY, DECEMBER 11, 2017 IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410**

**Present**

Earl J. Kurtz III, Chairman; Sean Stollo, Vice Chairman; Members: Edward Gaudio, John Kardaras, Vincent Lentini, Jeff Natale, Louis Todisco. Absent: Gil Linder  
Alternates: Robert Brucato and Robert Anderson  
Staff: William Voelker, Town Planner

**I. CALL TO ORDER**

Mr. Kurtz called the meeting to order at 8:31 p.m.

**II. ROLL CALL**

The Clerk called the roll and a quorum was determined to be present.

**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.

**VI. ACCEPTANCE OF MINUTES – S.M. Public Hearing 11/27/17 and Regular Meeting 11/27/17**

MOTION by Mr. Natale; seconded by Mr. Stollo.

MOVED to accept and approve the minutes of the Special Meeting/Public Hearing of 11/27/17 and Regular Meeting of 11/27/17, subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

**VI. ELECTION OF OFFICERS**

**CHAIRMAN**

MOTION by Mr. Stollo; seconded by Mr. Gaudio

MOVED that Earl J. Kurtz, Jr. be elected Chairman of the Planning and Zoning Commission.

*Nominations were called three times; there were no other nominations.*

VOTE The motion passed unanimously by those present.

VICE-CHAIRMAN

MOTION by Mr. Natale; seconded by Mr. Gaudio

MOVED that Sean Strollo be elected Vice-Chairman of the Planning and Zoning Commission.

*Nominations were called three times; there were no other nominations.*

VOTE           The motion passed unanimously by those present.

SECRETARY

MOTION by Mr. Gaudio; seconded by Mr. Natale.

MOVED that Gil Linder be elected Secretary of the Planning and Zoning Commission.

*Nominations were called three times; there were no other nominations.*

VOTE           The motion passed unanimously by those present.

**VII.   APPROVAL OF MEETING DATES**

MOTION by Mr. Strollo; seconded by Mr. Natale

MOVED that the Planning and Zoning Commission approve the following meeting dates for 2018:

PLANNING & ZONING COMMISSION – January 22, February 26, March 26, April 23, May 29 (Tuesday), June 25, July 23, August (no meeting), September 24, October 22, November 26, December 10 and January 28, 2019.

PLANNING & ZONING COMMISSION PUBLIC HEARINGS – January 8, February 14, March 12, April 9, May 14, June 11, July 9, August (no meeting), September 10, October 10, November 14, December 10, January 14, 2019.

ZONING COMMITTEE – January and February 2018 (cancelled); March 19, April 16, May 21, June 18, July 16, August (no meeting), September 17, October 15, November, December and January 2019 (cancelled).

SUBDIVISION COMMITTEE – January and February 2018 (cancelled); March 21, April 18, May 23, June 20, July 18, August (no meeting), September 19, October 17, November and December 2018 (cancelled) and January 23, 2019.

PLAN OF DEVELOPMENT – January 10, February 15 (cancelled), March 14, April 11, May 9, June 13, July 11, August (no meeting), September, October and November (cancelled), December 12, and January 9, 2019.

VOTE        The motion passed unanimously by those present.

**VIII. COMMUNICATIONS**

- a.     Report from David Pelletier, Economic Development Chairman, on behalf of the EDC dated 10/5/17
- b.     The Arnett Muldrow report RE: Market Assessment and Marketing Plan for the Town of Cheshire, Connecticut.
- c.     Staff report dated November 15, 2017 RE: Implementation Issues For Muldrow Report.

Town Planner Voelker requested the Commissioners review the reports, and said they would be discussed at the POCD Meeting on December 13<sup>th</sup>.

**IX. UNFINISHED BUSINESS**

- 1.     **Waiver Request of Section 25.5 Subsection 9 and 11 for Earth Removal, Filling, or Regrading (Waiver Request 25.3.2) Cheshire Medical Associates LLC 266 and 292 South Main Street PUBLIC HEARING CLOSED**  
PH 10/24/17  
PH 11/13/17  
PH 11/27/17  
PH 12/11/17  
MAD 02/14/18
- 2.     **Earth Removal, Filling or Regrading Permit Cheshire Medical Associates LLC 266 and 292 South Main Street PUBLIC HEARING CLOSED**  
PH 10/24/17  
PH 11/13/17  
PH 11/17/17  
PH 12/11/17  
MAD 02/14/18
- 3.     **Combined application for Zone Change to and Approval as a Special Development District (S.D.D.) and Approval of Special Design Project Cheshire Medical Associates LLC 266 and 292 South Main Street Cheshire Medical Office Building PUBLIC HEARING CLOSED**  
PH 10/24/17  
PH 11/13/17  
PH 11/27/17  
PH 12/11/17  
MAD 02/14/18

4. **Waiver Request – Section 11.1** **PH 12/11/17**  
**MAD 02/14/18**  
**Michael Krasnovsky**  
**867 Ives Row**  
**Section 5.6.1 of the Subdivision Regulations**  
**TABLED TO JANUARY 8, 2018 PUBLIC HEARING**
  
5. **Resubdivision Application** **PH 12/11/17**  
**MAD 02/14/18**  
**Michael Krasnovsky**  
**867 Ives Row**  
**TABLED TO JANUARY 8, 2018 PUBLIC HEARING**
  
6. **Zone Text Change Petition** **PH 11/13/17**  
**Planning and Zoning Commission**  
**Section 23 Nonconformities**  
**Section 24.2 Discontinuance and**  
**Section 24.7 Casualty**  
**To amend the section per PA No. 17-39**

MOTION by Mr. Kardaras; seconded by Mr. Natale

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed amendment to Section 24.2 (Discontinuance) and Section 24.2 (Casualty) are consistent with Public Act 17-39 as recommended by the Town Attorney and are not in conflict with the 2016 Cheshire Plan of Conservation and Development, and hereby approves these amendments. The effective date will be December 29, 2017 at 12:01 a.m.

VOTE           The motion passed unanimously by those present.

**X.     NEW BUSINESS**

1. **Site Plan Application**  
**Connecticut Light and Power d/b/a**  
**Eversource Energy**  
**(Agent Frank Melluzzo)**  
**705 West Johnson Avenue**  
**3,000 SF Addition**  
**SCHEDULED FOR PUBLIC HEARING ON JANUARY 8, 2018**
  
2. **OTHER PLANNING AND ZONING COMMISSION BUSINESS**

**XI.    ADJOURNMENT**

MOTION by Mr. Kardaras; seconded by Mr. Strollo

MOVED to adjourn the meeting at 8:40 p.m.

VOTE        The motion passed unanimously by those present.

Attest:

  
Marilyn W. Milton, Clerk