

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, JUNE 11, 2018, IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

Earl J. Kurtz III, Chairman; Gil Linder, Secretary; Members: Matthew Bowman, S. Woody Dawson, Jeff Natale, Louis Todisco.

Alternates: Robert Anderson, Robert Brucato, Donald Walsh

Absent: Sean Strollo, Edward Gaudio, John Kardaras

Staff: William Voelker, Town Planner

**I. CALL TO ORDER**

Mr. Kurtz called the special meeting to order at 7:47 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**

They group Pledged Allegiance to the Flag.

Mr. Anderson, Mr. Brucato and Mr. Walsh were the alternate members for the special meeting.

**V. ACCEPTANCE OF MINUTES – REGULAR MEETING 5/29/18**

MOTION by Mr. Dawson; seconded by Mr. Brucato.

MOVED to approve and accept the minutes of the regular meeting of 5/29/18 subject to corrections, additions, deletions.

VOTE           The motion passed unanimously by those present.

**VI. COMMUNICATIONS**

**Letter from Linda and Peter Deme dated May 10, 2018, RE: In-Law Apartment Renewal – 725 Yalesville Road.**

MOTION by Mr. Dawson; seconded by Mr. Brucato.

MOVED that the Planning and Zoning Commission grant a five-year extension of the approval for the in-law apartment, property located at 725 Yalesville Road, with the following stipulations:





MOTION by Mr. Dawson; seconded by Mr. Brucato

MOVED that the Cheshire Planning and Zoning Commission finds that the minimum 10 acre lot area requirement in the Interchange Zone is excessive and does not reflect current market needs and hereby reduces it to 3 acres. The Commission also requires that parking lots in the Interchange Zone be designed in accordance with an Access Management strategy as described in new Section 48.5.2g of the Cheshire Zoning Regulations. The Commission finds that these amendments are not in conflict with the 2016 Cheshire Plan of Conservation and Development.

Discussion

Mr. Todisco stated these changes have been discussed and vetted by the Commissioners at POCD meetings.

Chairman Kurtz stated these changes will be better for the Town.

VOTE The motion passed unanimously by those present.

**VIII. NEW BUSINESS**

1. **Special Permit Application**  
**Steven Bullock**  
**3 Dover Court**  
**In-Law Apartment**  
**Set for public hearing on June 25, 2018.**

**IX. ADJOURNMENT**

MOTION by Mr. Walsh; seconded by Mr. Dawson.

MOVED to adjourn the special meeting at 8:00 p.m.

VOTE The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk