

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION REGULAR MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, MARCH 25, 2019, IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

Earl J. Kurtz Jr., Chairman; Sean Strollo, Vice Chairman; Jeff Natale, Secretary;
Members: Matthew Bowman, Robert Brucato, S. Woody Dawson, John Kardaras, Gil Linder, Louis Todisco.

Alternates: Robert Anderson, Tom Selmont and Donald Walsh

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Mr. Kurtz called the meeting to order at 8:37 p.m.

Mr. Kurtz read the emergency public service notice.

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 – Special Meeting, March 11, 2019

MOTION by Mr. Natale; seconded by Mr. Brucato.

MOVED to approve and accept the minutes of the Special Meeting of March 11, 2019 subject to corrections, additions, deletions.

VOTE The motion passed 7-0-2; abstaining – Bowman and Todisco.

VI. COMMUNICATIONS

- 1. Letter from Ryan McEvoy, P.E. Milone & MacBroom dated 3/18/19
RE: Request for a 90-day extension to file the final subdivision Documents on the Cheshire Land Records until 6/29/2019 for the Subdivision of Bishop/Caley Property.**

Mr. Voelker read the letter into the record of the meeting.

MOTION by Mr. Natale; seconded by Mr. Kardaras.

MOVED that the Cheshire Planning and Zoning Commission hereby grants a 90-day extension for the filing of the subdivision maps for the Caley property subdivision as authorized under Section 8-25 of the Connecticut General Statutes. Said extension will lapse on June 29, 2019.

Discussion

Mr. Voelker advised that this is the second 90-day extension allowed under the statutes, and it will be the last extension.

VOTE The motion passed unanimously by those present.

VII. UNFINISHED BUSINESS

Mr. Strollo and Mr. Bowman recused themselves from discussion or action on application #1. Mr. Anderson and Mr. Walsh were the Alternates.

**1. Amendments to the 2016 Plan of Conservation
And Development.
Planning and Zoning Commission**

MOTION by Mr. Brucato; seconded by Mr. Kardaras.

MOVED that having considered comments from the Cheshire Town Council, The Cheshire Economic Development Commission, the Naugatuck Valley Council of Governments (NVCOG) and members of the general public, the Cheshire Planning and Zoning Commission finds that the proposed amendments to the 2016 Cheshire Plan of Conservation and Development to enable the creation of the Highland Avenue Design District as an overlay district in the Cheshire Zoning Regulations, will facilitate expansion and diversity of Cheshire's economic base and hereby approves these comments conditioned upon amending the text and maps to include recognition of the Aquifer Protection areas as noted by the NVCOG in their communication of March 18, 2019. The amendment becomes effective on April 1, 2019.

VOTE The motion passed unanimously by those present.

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| 2. Special Permit Application | PH 01/28/19 |
| <u>Royal Vision Management & Investments</u> | PH 2/11/19 |
| 831 South Main Street | PH 2/25/19 |
| Conversion from Motor Vehicle repair use to | PH 3/11/19 |
| Retail use and parking improvements. | PH 3/25/19 |
| | MAD 4/24/19 |

MOTION by Mr. Dawson; seconded by Mr. Bowman.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed conversion of the existing motor vehicle service station for the establishment of a gasoline station with convenience store mixed use as shown on plans entitled "Site Plan Proposed Change of Use, Conversion from Motor Vehicle Repair to Retail" dated December 27, 2018, and elevations received revised through March 19, 2019, is consistent with the requirements set forth within the Cheshire Zoning Regulations and hereby approves this application conditioned upon the following:

1. Comments from the Cheshire Fire Department dated January 14, 2019.
2. Comments from the Regional Water Authority dated January 213, 2019.

VOTE The motion passed unanimously by those present.

- 3. Special Permit Application** **PH 3/25/19**
Sheela Tummala **MAD 5/29/19**
95 Higgins Road
Cottage Food Operator

MOTION by Mr. Brucato; seconded by Mr. Kardaras.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposal to establish a cottage food operation at 95 Higgins Road is consistent with the requirements set forth within Section 30, Schedule A, Item 18B of the Cheshire Zoning Regulations, and hereby approves this application conditioned upon the following:

1. Comments from the Town Engineer dated March 12, 2019.

VOTE The motion passed unanimously by those present.

- 4. Special Permit Application** **PH 3/25/19**
Wally Kerrigan, Engineer Greenskies **MAD 5/29/19**
490 Highland Avenue
Installation of two solar carports in the
Police Dept. Parking Lot
In the rear of the building
PUBLIC HEARING CONTINUED TO APRIL 8, 2019.

VIII. NEW BUSINESS

1. **Special Permit Application**
Cheshire Academy Inc.
10 Main Street/Academy Road
Replacement of terraced lawn seating with
468 Prefabricated Bleachers and a
8'x12' Press Box.
SCHEDULED FOR APRIL 8, 2019.

2. **Special Permit Application**
Mark Szuchman
613 W. Johnson Avenue
Sports and Recreation for Baseball
And Softball Training
SCHEDULED FOR APRIL 8, 2019.

3. **Zone Text Change Petition**
Miller Napolitano Wolff LLC
And Tri-Star Development LLC
To amend Section 45B Interchange Special
Development District (I-C.S.D.D.)
And amend Section 23 Definitions – Interchange
Special Development Project.
SCHEDULED FOR MAY 13, 2019.

4. **TABLED APPLICATIONS**
 - a. **Zone Text Change Petition**
The Cheshire Housing Authority
To delete existing Section 44A Omnibus
Affordable Housing Development
Regulation and Add: Section 44A
Affordable Housing Development
TABLED FOR PUBLIC HEARING UNTIL 4/22/19

5. **OTHER PLANNING AND ZONING COMMISSION BUSINESS**

IX. ADJOURNMENT

MOTION by Mr. Natale; seconded by Mr. Strollo

MOVED to adjourn the meeting at 8:56 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk