

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

Present

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

Alternates: Tom Selmont and Donald Walsh

Absent: Sean Stollo and Robert Anderson (alternate)

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Chairman Kurtz called the regular meeting to order at 8:21 p.m.

II. ROLL CALL

The Clerk called the roll.

III. DETERMINATION OF QUORUM

Following roll call, it was determined that a quorum was present for the public hearing.

IV. PLEDGE OF ALLEGIANCE

The group Pledged Allegiance to the Flag.

V. ACCEPTANCE OF MINUTES – Public Hearing 11/13/19 and Special Meeting 11/13/19

MOTION by Mr. Natale; seconded by Mr. Brucato

MOVED to accept and approve the minutes of the Public Hearing of 11/13/19 and Special Meeting of 11/13/19 subject to corrections, additions, deletions.

VOTE The motion passed 5-0-4; Mr. Bowman, Mr. Dawson, Mr. Kardaras
 And Mr. Todisco abstained.

VI. BUSINESS

1. **Special Permit Application**
A.M. Napolitano LLC
1675 Marion Road
Rear Lot Access-way

PH 11/13/19
PH 11/25/19
MAD 01/29/20

PUBLIC HEARING CONTINUED TO DEC. 9, 2019

- | | |
|---|--|
| <p>2. Resubdivision Application
<u>A.M. Napolitano LLC</u>
1675 Marion Road
15-Lots
PUBLIC HEARING CONTINUED TO DEC. 9, 2019</p> | <p>PH 11/13/19
PH 11/25/19
MAD 01/29/20</p> |
| <p>3. Special Permit Application
<u>Joshua Colburn</u>
51 Railroad Avenue
CrossFit Gym</p> | <p>PH 11/25/19
MAD 01/29/20</p> |

MOTION by Mr. Dawson; seconded by Mr. Brucato

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed health and exercise facility to be located at 51 Railroad Avenue is consistent with the requirements of the Cheshire Zoning Regulations, as shown on plans and described in a narrative presented by the applicant and hereby approves this application. This approval is conditioned upon compliance with comments from the Cheshire Fire Department dated November 21, 2019.

Discussion

Mr. Natale stated his support of the application, but stressed the importance of the applicant working with neighbors for additional parking, and not disrupt the Rossini Restaurant and Linear Trail parking.

Stating this was a good comment, Mr. Todisco recommended limiting staff parking to the rear or gravel lot across the road, and keep the six (6) spaces at the building for customer parking. There is little traffic on this street, and the business is a lot impact use for the property.

Mr. Dawson said there are parking concerns, and the applicant will have to “police” the parking. He supports the application.

VOTE The motion passed unanimously by those present.

VIII. NEW BUSINESS

- 1. Resubdivison Application**
Napolitano Dietrich LLC
678 Coleman Road
2-lots
SCHEDULED FOR DECEMBER 9, 2019 or JANUARY 13, 2020

2. TABLED APPLICATIONS

- a. **Special Permit Application**
138 Highland Avenue LLC
138 Highland Avenue
4-Bay garages in support of
previously approved 11 unit In-Fill
Residential Project.
TABLED FOR PUBLIC HEARING UNTIL 12/9/19

- b. **Site Plan Application**
FIP Realty Corporation
West Johnson Avenue
Medical Office Building
TABLED UNTIL JANUARY 13, 2020

4. ADJOURNMENT

MOTION by Mr. Natale; seconded by Mr. Brucato

MOVED to adjourn the meeting at 8:30 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk