

AGENDA
PLANNING AND ZONING COMMISSION – SPECIAL MEETING PUBLIC HEARING
Monday – January 25, 2021 at 7:30 p.m.
Via Video Teleconference

Public access made available through live streaming on YouTube at
https://www.youtube.com/channel/UC4_xey3QjJmwe57R_6K94Dw
Public comments accepted at Comments@cheshirect.org and by voice mail message at
203 271-6638. Video will be available on Channel 14 and on demand at
www.cheshirect.org as soon as possible

- I. CALL TO ORDER
 - II. ROLL CALL
 - III. DETERMINATION OF QUORUM
 - IV. PLEDGE OF ALLEGIANCE
1. Zone Text Change Petition P.H. 01/11/2021
Bozzuto's Inc. P.H. 01/25/2021
To delete Section 48.2b) 2) last paragraph MAD 03/31/2021
NEW: 48.2 Permitted Uses:
APPLICATION WITHDRAWN
 2. Earth Removal, Filling or Regrading Permit P.H. 01/11/2021
Nosal Properties of South Main Street, LLC P.H. 01/25/2021
944 South Main Street MAD 03/31/2021
Waiver Subsection 9 under Section 25.5
 3. Special Permit Application P.H. 01/11/2021
Nosal Properties of South Main Street, LLC P.H. 01/25/2021
944 South Main Street MAD 03/31/2021
Coffee shop with drive-thru
Section 30, Sch. B Para. 40a and Section 40.
 4. Special Permit Modification Application P.H. 01/25/2021
Ball & Socket Arts, Inc. MAD 03/31/2021
493 West Main Street
To Activate Buildings 2 and 3
 5. Earth Removal, Fill or Regrading Permit P.H. 01/25/2021
PABCO, Inc. MAD 03/31/2021
Marion Road
Waiver subsection 3, 9, and 11 under Section 25.5
 6. Special Permit Application P.H. 01/25/2021
PABCO, Inc. MAD 03/31/2021
1415 Marion Road
Grading related to re-subdivision

7. Resubdivision Application P.H. 01/25/2021
PABCO, Inc. MAD 03/31/2021
Marion Road
13-Lots – McKinley Estates

8. Modification of Special Development Plan P.H. 01/25/2021
within an Interchange SDD MAD 03/31/2021
Miller, Napolitano, Wolff, LLC and Tri-Star Development, LLC
1953, 2037 and 2061 Highland Avenue/I-691 and Dickerman Road
Revising the Special Development Plan to show less public road and
Lots reduced to seven (7) and revising the proposed uses

9. Earth Removal, Filling or Regrading Permit P.H. 01/25/2021
Miller, Napolitano, Wolff, LLC and Tri-Star Dev. LLC MAD 03/31/2021
1953, 2037 and 2061 Highland Avenue and I-691 and Dickerman
Road
Waiver Request-Subsection 3, 9 and 11 under Section 25.5

10. Special Permit Application P.H. 01/25/2021
Miller, Napolitano, Wolff, LLC and Tri-Star Dev. LLC MAD 03/31/2021
1953, 2037 and 2061 Highland Avenue and I-691 and Dickerman Road
Earth Removal/Filling or Regrading in conjunction with the Re-
subdivision application Tri-Star Development, LLC and Miller,
Napolitano, Wolff, LLC

11. Resubdivision Application P.H. 01/25/2021
Miller, Napolitano, Wolff, LLC and Tri-Star Dev. LLC MAD 03/31/2021
1953, 2037 and 2061 Highland Avenue and I-691 and Dickerman Road
7-Lots

V. ADJOURNMENT