

## LEGAL NOTICE

(To appear in the Cheshire Herald on 1/21/2021)

The Cheshire Planning and Zoning Commission will hold a virtual Public Hearing on Monday, January 25, 2021 Via Video Teleconference At 7:30 p.m.

Public access made available through live streaming on YouTube at [https://www.youtube.com/channel/UC4\\_xey3QjJmwe57R\\_6K94Dw](https://www.youtube.com/channel/UC4_xey3QjJmwe57R_6K94Dw)

Public comments accepted at [Comments@cheshirect.org](mailto: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](http://www.cheshirect.org) as soon as possible

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Packet information for applications can be viewed on the following link:  
<http://www.cheshirect.org/virtual-meetings-documents/>

1. The continuation of the Public Hearing for the Zone Text Change Petition of Bozzuto's Inc. c/o Anthony J. Fazzone, Esq., Fazzone Ryan & Ricciuti, LLC, Two Town Center, Cheshire, CT 06410 to amend Section 48 Interchange Zone.
2. The Earth Removal, Filling or Regrading Permit Application of Nosal Properties of South Main Street, LLC, c/o Anthony J. Fazzone, Esq., Fazzone Ryan & Ricciuti, LLC, Two Town Center, Cheshire, CT 06410, waiver request 25.3.2 of subsection 9 under Section 25.5. Property located at 944 South Main Street, Cheshire, CT 06410, as generally shown on Assessor's Map No. 78, Lot No. 159 in a C-3 zone.
3. The Special Permit Application of Nosal Properties of South Main Street, LLC, c/o Anthony J. Fazzone, Esq., Fazzone Ryan & Ricciuti, LLC, Two Town Center, Cheshire, CT 06410 for a coffee shop with drive-thru to serve customers in motor vehicles, and a modification of a side yard setback as permitted under Section 32, Schedule B, Item 6.a. of the Cheshire Zoning Regulations, property located at 944 South Main Street, Cheshire, CT 06410, as generally shown on Assessor's Map No. 78, Lot No. 159 in a C-3 zone.
4. The Modification of a Special Permit for the Special Adaptive Re-Use Development Application of Ball & Socket Arts, Inc. c/o Anthony J. Fazzone, Esq., Fazzone Ryan & Ricciuti, LLC, Two Town Center, Cheshire, CT 06410, for a phasing plan for the development to allow Ball & Socket Arts to open up a portion of the site to businesses and visitors while environmental cleanup occurs in Building 1, property located at 493 West Main Street, Cheshire, CT 06410 as generally shown on Assessor's Map No. 49, Lot No. 2, in the Special Adaptive Re-Use Development District.
5. The Earth Removal, Filling or Regrading Permit Application of PABCO, Inc. c/o Anthony J. Fazzone, Esq., Fazzone Ryan & Ricciuti, LLC, Two Town Center, Cheshire, CT 06410, waiver request of Section 25.3.2 subsection 3,9 and 11 under Section 25.5. property located on Marion Road, Cheshire, CT 06410, as generally shown on Assessor's Map No. 16, Lot No.10 in an R-40 zone.

6. The Special Permit Application of PABCO, Inc. c/o Anthony J. Fazzone, Esq., Fazzone Ryan & Ricciuti, LLC, Two Town Center, Cheshire, CT 06410 for grading related to Resubdivision Application, property located at 1415 Marion Road, Cheshire, CT 06410, as generally shown on Assessor's Map No. 16, Lot No. 10 in an R-40 zone.
7. The Resubdivision Application of PABCO, Inc. c/o Anthony J. Fazzone, Esq., Fazzone Ryan & Ricciuti, LLC, Two Town Center, Cheshire, CT 06410, for a 13 lot resubdivision, property located on Marion Road, as generally shown on Assessor's Map No. 16, Lot No. 10 in an R-40 zone.
8. The Modification of the Special Development Plan within the Interchange SDD zone of Miller, Napolitano, Wolff, LLC and Tri-Star Development, LLC c/o Anthony J. Fazzone, Esq., Fazzone Ryan & Ricciuti, LLC, Two Town Center, Cheshire, CT 06410, to revise the Special Development Plan to show less public road and lots reduced to seven (7) and revised uses, property located at a)1953, 2037 and 2061 Highland Avenue b) I-691-Dickerman Road, as generally shown on Assessor's Map No(s) a) 4, Lot No(s) 6,13 and 4, and Map b) 3, Lot No. 51, in the I-C.S.D.D. (Interchange Special Development District).
9. The Earth Removal, Filling or Regrading Permit Application of Miller, Napolitano, Wolff, LLC and Tri-Star Development, LLC c/o Anthony J. Fazzone, Esq., Fazzone Ryan & Ricciuti, LLC, Two Town Center, Cheshire, CT 06410, waiver request of Section 25.3.2 subsection 3,9 and 11 under Section 25.5. property located at a)1953, 2037 and 2061 Highland Avenue b) I-691-Dickerman Road, as generally shown on Assessor's Map No(s) a) 4, Lot No(s) 6,13 and 4, and Map b) 3, Lot No. 51, in the I-C.S.D.D. (Interchange Special Development District).
10. The Special Permit Application of of Miller, Napolitano, Wolff, LLC and Tri-Star Development, LLC c/o Anthony J. Fazzone, Esq., Fazzone Ryan & Ricciuti, LLC, Two Town Center, Cheshire, CT 06410, for earth removal, filling, or regrading in conjunction with the resubdivision application of Tri-Star development, LLC and Miller, Napolitano, Wolff, Inc., property located at a)1953, 2037 and 2061 Highland Avenue b) I-691-Dickerman Road, as generally shown on Assessor's Map No(s) a) 4, Lot No(s) 6,13 and 4, and Map b) 3, Lot No. 51, in the I-C.S.D.D. (Interchange Special Development District).

11. The Resubdivision Application of Miller, Napolitano, Wolff, LLC and Tri-Star Development, LLC c/o Anthony J. Fazzone, Esq., Fazzone Ryan & Ricciuti, LLC, Two Town Center, Cheshire, CT 06410, for a 7 lot resubdivision , property located at a)1953, 2037 and 2061 Highland Avenue b) I-691-Dickerman Road, as generally shown on Assessor's Map No(s) a) 4, Lot No(s) 6,13 and 4, and Map b) 3, Lot No. 51, in the I-C.S.D.D. (Interchange Special Development District).

Respectfully,  
*Jeff Natale*

Jeff Natale, Secretary  
Cheshire Planning and Zoning Commission

Req. 13001692