

AGENDA  
PLANNING AND ZONING COMMISSION – PUBLIC HEARING  
Monday – February 8, 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](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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- I. CALL TO ORDER
- II. ROLL CALL
- III. DETERMINATION OF QUORUM
- IV. PLEDGE OF ALLEGIANCE
- V. BUSINESS
  - 1. 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 P.H. 02/08/2021  
Waiver Subsection 9 under Section 25.5 MAD 04/14/2021
  - 2. Special Permit Application P.H. 01/11/2021  
Nosal Properties of South Main Street, LLC P.H. 01/25/2021  
944 South Main Street P.H. 02/08/2021  
Section 30, Sch. B Para. 40a and Section 40. MAD 04/14/2021
  - 3. Special Permit Modification Application P.H. 01/25/2021  
Ball & Socket Arts, Inc. P.H. 02/08/2021  
493 West Main Street MAD 04/14/2021  
To Activate Buildings 2 and 3
  - 4. Earth Removal, Fill or Regrading Permit P.H. 01/25/2021  
PABCO, Inc. P.H. 02/08/2021  
Marion Road MAD 04/14/2021  
Waiver subsection 3, 9, and 11 under Section 25.5
  - 5. Special Permit Application P.H. 01/25/2021  
PABCO, Inc. P.H. 02/08/2021  
1415 Marion Road MAD 04/14/2021  
Grading related to re-subdivision
  - 6. Resubdivision Application P.H. 01/25/2021  
PABCO, Inc. P.H. 02/08/2021  
Marion Road MAD 04/14/2021  
13-Lots – McKinley Estates

7. Modification of Special Development Plan within an Interchange SDD  
Miller, Napolitano, Wolff, LLC and Tri-Star Dev. 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  
P.H. 01/25/2021  
P.H. 02/08/2021  
MAD 04/14/2021
  
8. Earth Removal, Filling or Regrading Permit  
Miller, Napolitano, Wolff, LLC and Tri-Star Dev. LLC  
1953, 2037 and 2061 Highland Avenue and I-691 and Dickerman Road  
Waiver Request-Subsection 3, 9 and 11 under Section 25.5  
P.H. 01/25/2021  
P.H. 02/08/2021  
MAD 04/14/2021
  
9. Special Permit Application  
Miller, Napolitano, Wolff, LLC and Tri-Star Dev. LLC  
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  
P.H. 01/25/2021  
P.H. 02/08/2021  
MAD 04/14/2021
  
10. Resubdivision Application  
Miller, Napolitano, Wolff, LLC and Tri-Star Dev. LLC  
1953, 2037 and 2061 Highland Avenue and I-691 and Dickerman Road  
7-Lots  
P.H. 01/25/2021  
P.H. 02/08/2021  
MAD 04/14/2021

VI. ADJOURNMENT