

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, JANUARY 12, 2015, IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410.

Present

Earl J. Kurtz, Chairman; Sean Stollo, Vice Chairman; Members John Kardaras, Vincent Lentini, Gilbert Linder, Louis Todisco, David Veleber. Alternates Jon Fischer and Diane Visconti. Absent: S. Woody Dawson, Edward Gaudio and Alternate Leslie Marinaro. Staff: William Voelker, Town Planner.

I. CALL TO ORDER

Chairman Kurtz called the special meeting to order at 8:36 p.m.

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 - PUBLIC HEARING 12/8/14 and REGULAR MEETING 12/8/14

MOTION by Mr. Stollo; seconded by Mr. Lentini.

MOVED to approve and accept the minutes of the Public Hearing of 12/8/14 and Regular Meeting of 12/8/14 subject to corrections, additions, deletions.

Correction: Commissioner Louis Todisco was not present at the December 8, 2014 meetings.

VOTE The motion passed 7-0-2; Todisco and Veleber recused

VI. COMMUNICATIONS

1. Letter from Virginia Mason, Consulting Assistant Director NVCOG dated 11/20/14 RE: A representative and alternate from PZC.

Mr. Voelker informed the Commissioners that Mr. Linder has volunteered to serve as the PZC representative to NVCOG.

Chairman Kurtz appointed Gil Linder as Cheshire's PZC representative to NVCOG.

- 2. Letter from Anthony Napolitano, dated 12/31/14 RE: Request for 90 day extension to file Subdivision Mylar for Farm Meadows at Cook Hill.**

MOTION by Mr. Fischer; seconded by Mr. Lentini.

MOVED that the Planning and Zoning Commission approve the request of Anthony Napolitano for a 90 day extension to file final submission documents for the Farm Meadows at Cook Hill Subdivision.

VOTE The motion passed 8-0-1; Strollo recused.

- 3. Notice of Withdrawal of Appeal for Warren Equities, Inc. granted 12/15/14 and issued 12/26/14.**

Town Planner Voelker reported that the appeal was withdrawn for the Dunkin Donuts application.

VII. UNFINISHED BUSINESS

- 1. Special Permit Application**
Pinnacle Land Development LLC
6 Edith Place
In-Law Apartment
PH 12/8/14
PH 1/12/15
MAD 3/18/15

MOTION by Mr. Todisco; seconded by Mr. Veleber.

MOVED that the Cheshire Planning and Zoning Commission finds that the application to construct a 750 square foot accessory dwelling to be constructed at 6 Edith Place as shown on plans submitted by the applicant are consistent with Section 30, Schedule A, Item 5 of the Cheshire Zoning Regulations and hereby approves this application.

VOTE The motion passed 8-0-1; Strollo recused.

- 2. Special Permit Application**
220 Realty Drive
220 Realty Drive
To develop a cemetery
Public Hearing continued to January 26, 2015, pending IWW
determination on permits.
PH 1/12/15
MAD 3/18/15
- 3. Application for Re-Approval of a Special Permit**
Ball & Socket Arts Inc.
495 West Main Street
Special Adaptive Reuse Development District
and Special Adaptive Reuse Development for an
Arts Center with mixed uses to include restaurant
and retail space.
PH 1/12/15
MAD 3/18/15

MOTION by Mr. Kardaras; seconded by Mr. Strollo.

MOVED that in accordance with Section 45.A.5 of the Town of Cheshire Zoning Regulations, and after due consideration of the entire record, the Commission makes the findings and conclusions attached hereto and approved, and based on the attached findings and conclusions attached hereto, and approves the application of Ball & Socket Arts Center Inc. for a Special Permit for a Special Adaptive Reuse Development District as shown on the plans entitled "Zone Change Map Ball & Socket Arts - Phase 1, 493 West Main Street (Route 68 and 70) Cheshire, Connecticut" Scale 1"=80', Date: May 19, 2014, Revised through July 28, 2014, by Milone and MacBroom and "Ball & Socket Arts" = Phase 1, 493 West Main Street, (Route 68 and 70) Cheshire, Connecticut Regulatory Submission", May 19, 2014 by Milone and MacBroom Sheets o1 through 11.

VOTE The motion passed 8-0-1; Veleber recused.

VIII. NEW BUSINESS

- 1. Special Permit Application
138 Highland Avenue LLC
Construction of two buildings 11 residential
dwelling units with parking and utilities as per
Section 43.8
SET FOR PUBLIC HEARING ON FEBRUARY 23, 2015.**

IX. ADJOURNMENT

MOTION by Ms. Visconti; seconded by Mr. Kardaras.

MOVED to adjourn the special meeting at 8:55 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk