

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, APRIL 13, 2015, IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410.

Present

Earl J. Kurtz, Chairman; Members John Kardaras, Vincent Lentini, Louis Todisco, David Veleber. Alternate - Diane Visconti. Absent: S. Woody Dawson, Edward Gaudio, Gil Linder; Alternates - Leslie Marinaro and Jon Fischer.
Staff: William Voelker, Town Planner; Robert Ceccolini, Parks and Rec Director; Don Nolte, Assistant Town Engineer.

I. CALL TO ORDER

Chairman Kurtz called the special meeting to order at 8:01 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 March 23, 2015 and REGULAR MEETING March 23, 2015.

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

MOVED to approve and accept the minutes of the Public Hearing of March 23, 2015 and Regular Meeting of March 23, 2015, subject to corrections, additions, deletions.

VOTE The motion passed

VI. UNFINISHED BUSINESS

- | | | |
|----|--|--------------------|
| 1. | Planned Residential Resubdivision Development Application | PH 2/23/15 |
| | <u>Apex Developers LLC</u> | PH 3/23/15 |
| | Jarvis Street | PH 4/13/15 |
| | 15 Lots | MAD 6/17/15 |
| | PUBLIC HEARING TABLED TO 4/27/15 | |
| 2. | Special Permit Application | PH 2/23/15 |
| | <u>Apex Developers LLC</u> | PH 3/23/15 |
| | 920 Jarvis Street | PH 4/13/15 |

- A 15 lot PRRD with 3 affordable units
Sections 44 and 40
PUBLIC HEARING TABLED TO 4/27/15** **MAD 6/17/15**
3. **Waiver Request: 920 Jarvis Street
Apex Developers LLC
920 Jarvis Street
Requesting waiver of subsections (3) and (9)
of Section 25.5 Earth Removal, Fill or
Regrading Permit
PUBLIC HEARING TABLED TO 4/27/15** **PH 2/23/15
PH 3/23/15
PH 4/13/15
MAD 6/17/15**
4. **Earth Removal, Filling/Regrading Permit
Apex Developers LLC
Jarvis Street
PUBLIC HEARING TABLED TO 4/27/15** **PH 2/23/15
PH 3/23/15
PH 4/13/15
MAD 6/17/15**
5. **Waiver Request: 1000 Highland Avenue
Parks & Recreation Town of Cheshire
Public Schools
Requesting waiver of Subsection (9) under
Section 25.5** **PH 4/13/15
MAD 6/17/15**

MOTION by Mr. Kardaras; seconded by Mr. Veleber.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposal to excavate and grade within 50 feet of the front property line as shown on plans entitled "Site Plan, Proposed Playground, Cheshire Park, Highland Avenue (CT RT 10)" dated 1/20/15 and prepared by the Town of Cheshire, Department of Public Works will not pose any unreasonable risks to public health and safety, and hereby grants this waiver.

Discussion

Mr. Voelker stated that the State of Connecticut DOT has been notified along with other people, and there have been no responses received.

VOTE The motion passed unanimously by those present.

6. **Earth Removal, Filling or Regrading Permit
Parks & Recreation
Bob Ceccolini - Director
1000 Highland Avenue** **PH 4/13/15
MAD 6/17/15**

MOTION by Mr. Veleber; seconded by Mr. Kardaras.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposal to excavate and grade necessary for the construction of a playground facility as shown on plans entitled "Site Plan, Proposed Playground, Cheshire Park, Highland Avenue (CT RT 10)" dated 1/20/15 and prepared by the Town of Cheshire, Department of Public Works is consistent with the requirements set forth within Section 25 of the Cheshire Zoning Regulations, and hereby approves this application.

VOTE The motion passed unanimously by those present.

7. **Special Permit Application**
Parks & Recreation Town of Cheshire
Bob Ceccolini - Director
1000 Highland Avenue-Cheshire Park
Earth Removal and Grading for creation of
A playground.

PH 4/13/15
MAD 6/17/15

MOTION by Mr. Kardaras; seconded by Mr. Veleber.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposal to construct a new playground facility as shown on plans entitled "Site Plan, Proposed Playground, Cheshire Park, Highland Avenue (CT RT 10)" dated 1/20/15 and prepared by the Town of Cheshire, Department of Public Works satisfies the requirements set forth within Section 40 of the Cheshire Zoning Regulations, and hereby approves this application.

VOTE The motion passed unanimously by those present.

8. TABLED APPLICATIONS

- a. **Special Permit Application**
Clearview Farm Preserve LLC
947 Cornwall Avenue
Rear Lot Accessway
TABLED TO 4/27/15

- b. **Subdivision Application**
Clearview Farm Preserve LLC
947 Cornwall Avenue
21 Lots
TABLED TO 4/27/15

- c. **Waiver Request of Clearview Farm Preserve, Mountain Road**
Pursuant to Section 11.1 Variances or Waivers
Of Regulations, Requesting a waiver of the 250 feet separation
Set forth in Section 6.5 of the Subdivision Regulations
TABLED TO 4/27/15

VI. ADJOURNMENT

MOTION by ; seconded by

MOVED to adjourn the special meeting at 8:15 P.M.

VOTE The motion passed unanimously by those present.

Attest: