

AGENDA  
PLANNING AND ZONING COMMISSION  
Regular Meeting  
Monday, February 22, 2016 – To immediately follow the 7:30 p.m. Public Hearing-  
Cheshire Town Hall – Council Chambers - 84 South Main Street, Cheshire CT

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- I. CALL TO ORDER
- II. ROLL CALL
- III. DETERMINATION OF QUORUM
- IV. PLEDGE OF ALLEGIANCE
- V. ACCEPTANCE OF MINUTES January 11, 2016 Special Meeting
- VI. COMMUNICATIONS
  1. Letter from Dean B. Fiske dated 1/13/16  
RE: To request a 90-day extension for filing the subdivision Mylar on the land records for the approved 676 West Main Street Subdivision.
  2. Letter from Anthony J. Fazzone, Esq. dated 1/19/16  
RE: Cedar Crest Subdivision – Jarvis Street: Road Name
  3. Letter from Thomas Szabo received 2/5/16  
RE: In-Law apartment renewal for 388 Dryden Drive, Cheshire, CT
  4. Connecticut Federation of Planning and Zoning Agencies 68<sup>th</sup> Annual Conference to be held March 17, 2016
- VII. UNFINISHED BUSINESS
  1. Special Permit Application  
Rudy Farricelli  
110 Mayview Avenue  
Temporary trailer on site for living  
P.H. 02/22/16  
MAD 04/27/16
  2. Waiver Requests  
Clearview Farm Preserve, LLC  
Pursuant to Section 11.1 Variances or Waivers of Regulations of the Subdivision Regulations, the Applicant hereby requests the following waivers:  
Section 5.6.2 Permissible Lengths  
Section 6.10.1 Sidewalks  
Section 6.5 Intersections  
P.H. 02/22/16  
MAD 04/27/16

3. Special Permit Application P.H. 02/22/16  
Clearview Farm Preserve, LLC MAD 04/27/16  
947 Cornwall Avenue  
Rear Lot access for 3 lots

4. Subdivision Application P.H. 02/22/16  
Clearview Farm Preserve, LLC MAD 04/27/16  
Cornwall Avenue  
21 Lots

**5. Tabled Applications**

a.. Special Permit Application P.H. 02/08/16  
Fred Kudish P.H. 02/22/16  
35 South Meriden Road P.H. 03/14/16  
Outdoor events on existing working farm MAD 05/18/16  
(Sec. 23C.)

**Tabled for Public Hearing on 3/14/16**

b. Special Permit Application P.H. 03/14/16  
Rondo's Realty, LLC MAD 05/18/16  
1717 & 1721 Highland Avenue  
Expanded Parking Facilities serving proposed  
3,300 s.f. restaurant addition with outdoor patio dining area

**Tabled for Public Hearing on 3/14/16**

**VIII. NEW BUSINESS**

1. Special Permit Application  
CK East Johnson South LLC  
150 East Johnson Avenue  
Regrading of property for extension

2. Earth Removal, Filling or Regrading Permit  
CK East Johnson South LLC  
150 East Johnson Avenue

3. Site Plan Modification Application  
Ralph Pasquarella – RALO Properties  
15 Burton Drive  
Expansion of current use Refrigerated Distribution Warehouse
4. Zone Text Change Petition  
Fazzone Investments and Properties, LLC  
To amend Section 30, Sch. A, Permitted Uses, Para. 40.a  
And add Para. 40.b
5. Other Planning and Zoning Commission Business
  - a. Referrals of the Plan of Conservation and Development to the Town Council and Regional Planning Agencies
  - b. Monthly Report from the Zoning Enforcement Officer

IX. ADJOURNMENT