

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION PUBLIC HEARING HELD ON MONDAY, MARCH 28, 2016 AT 7:30 P.M. IN COUNCIL CHAMBERS, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

Earl J. Kurtz, Chairman; Sean Strollo, Vice Chairman; Members: Vincent Lentini, Gil Linder, Louis Todisco, David Veleber.

Alternates - Jeff Natale, James Jinks

Absent: Edward Gaudio, S. Woody Dawson, John Kardaras and Jon Fischer

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Chairman Kurtz called the public hearing to order at 7:31 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. BUSINESS

Commissioner Veleber read the call of public hearing for all the applications.

1. **Waiver Requests** PH 2/22/16
Clearview Farm Preserve LLC PH 3/14/16
Pursuant to Section 11.1 Variances or Waivers PH 3/28/16
Of Regulations of the Subdivision Regulations; MAD 6/1/16
The applicant hereby requests the following waivers:
Section 5.6.2 Permissible Lengths
Section 6.10.1 Sidewalks
Section 6.5 Intersections

2. **Special Permit Application** PH 2/22/16
Clearview Farm Preserve LLC PH 3/14/16
947 Cornwall Avenue PH 3/28/16
Rear Lot Access for 3 lot MAD 6/1/16

3. **Subdivision Application** PH 2/22/16
Clearview Farm Preserve LLC PH 3/14/16
947 Cornwall Avenue PH 3/28/16
21 lots MAD 6/1/16

Attorney Anthony Fazzone represented the applicant, Clearview Farm Preserve LLC. He informed the Commission that, on behalf of the applicant, he was requesting a 30-day extension for the time needed to talk to the Planning Department and his clients about the application.

Chairman Kurtz stated the application would be continued to either April 11th or April 25th, and there would be public notice of the date.

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| 4. Special Permit Application
<u>CK East Johnson South LLC</u>
150 East Johnson Avenue
Regarding of property for extension | PH 3/28/16
MAD 6/1/16 |
| 5. Special Permit Application
<u>CK East Johnson South LLC</u>
150 East Johnson Avenue | PH 3/28/16
MAD 6/1/16 |

Attorney Anthony Fazzone represented the applicant, CK East Johnson South LLC. He stated this is an application for regrading of 3 acres of land owned by the applicant, and associated with CK Greenhouses, one of the many CK entities surrounding the subject property.

On plans displayed for the application, Mr. Fazzone pointed out East Johnson Avenue and McCausland Court. The plans show a 3 acre parcel of land to be regraded, and these are the growing fields on East Johnson Avenue. This area is loam and topsoil and materials from the stockpile on the site. The blue line represented the flood plain line. The site would be slightly back from the flood plain. Three (3) cubic yards of material is to be removed and regraded. There is no importing or exporting of material, and on-site materials will be used for the regrading.

Mr. Fazzone has read the RWA letter and the applicant has no concerns or objections to the conditions expressed in the letter. There is no refueling of equipment or storage on the site. The earth removal regulation allows agricultural earth excavation by special permit.

With regard to the importing or exporting of material on the site, Mr. Fazzone re-emphasized that this will not take place. What is on site is top soil from McCausland Court which was put on the site. This property is part of the old Pasqualoni Farm. There will be an evening out of the material. Other fields are graded and flat and the subject parcel will be leveled down to a slight grade down to the wetland area. Once leveled, the parcel will be covered with the black fabric for growing plants. The applicant is moving 3,000 cubic yards of material around the property.

Town Planner Voelker explained that the first 2,000 cubic yards of material are exempt. The applicant is asking for movement of 3,000 cubic yards and requires a special permit.

THE PUBLIC HEARING WAS CLOSED.

VI. ADJOURNMENT

MOTION by Mr. Veleber; seconded by Mr. Strollo

MOVED to adjourn the public hearing at 7:45 p.m.

VOTE The motion passed unanimously by those present.

Attest:



Marilyn W. Milton, Clerk