

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

Present

Earl J. Kurtz, Chairman; Sean Stollo, 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 meeting to order at 7:46 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

POCD Meeting, March 9, 2016

Public Hearing, March 14, 2016

Special Meeting March 14, 2016.

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

MOVED that the minutes of the POCD Meeting of March 9, 2016 be approved subject to additions, deletions, corrections.

VOTE The motion passed 7-0-1

MOTION by Mr. Veleber; seconded by Mr. Natale

MOVED that the minutes of the Special Meeting of March 14, 2016 be approved subject to additions, deletions, corrections.

VOTE The motion passed unanimously by those present.

Approval of the minutes of the Public Hearing of March 14, 2016 was postponed to the next meeting.

VI. UNFINISHED BUSINESS

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
PUBLIC HEARING RESCHEDULED FOR 4/11/16 OR 4/25/16

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
PUBLIC HEARING RESCHEDULED FOR 4/11/16 OR 4/25/16

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
PUBLIC HEARING RESCHEDULED FOR 4/11/16 OR 4/25/16

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

5. **Special Permit Application** PH 3/28/16
CK East Johnson South LLC MAD 6/1/16
150 East Johnson Avenue

MOTION by Mr. Strollo; seconded by Mr. Lentini.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed regrading of 3,000 cubic yards of material as shown on plans entitled "Grading & Control and Excavation Map for CK East Johnson Avenue, 150 East Johnson Avenue, Cheshire CT" dated January 5, 2016 and received on February 11, 2016 are consistent with the requirements of Section 25, (Earth Removal, Filling and Regrading) and Section 40 (Special Permits) of the Cheshire Zoning Regulations, and hereby approves these applications conditions upon compliance with comments from the Regional Water Authority dated March 18, 2016.

VOTE The motion passed unanimously by those present.

6. TABLED APPLICATIONS

- a** **Special Permit Application**
 Fred Kudish
 35 South Meriden Road
 Outdoor events on existing working farm
 (Sec. 23C).
 TABLED FOR PUBLIC HEARING TO
 4/11/16 PER REQUEST OF THE APPLICANT
- PH 02/08/16
PH 2/22/16
PH 3/14/16
PH 3/28/16
PH /11/16
MAD 6/15/16
- b.** **Zone Text Change Petition**
 Fazzone Investments and Properties LLC
 To amend Section 30, Sch. A.
 Permitted Uses, Para 40.a. and Para. 40.b.
 TABLED FOR PUBLIC HEARING TO 4/11/16
- PH 4/11/16
MAD 6/15/16

VII. NEW BUSINESS

- 1.** **Special Permit Application**
 Cheshire Lutheran Church
 660 West Main Street
 Construction of Columbarium/Memorial Hall
 SCHEDULED FOR PUBLIC HEARING ON 4/25/16
- 2.** **Site Plan Application**
 Cheshire Station LLC
 1021 S. Main Street
 Install Electric Charging Station
 SCHEDULED FOR 4/11/16
- 3.** **Special Permit Application**
 Jeffrey & Olga Geoghegan
 101 Spring Street
 In-Law Apartment
 SCHEDULED FOR PUBLIC HEARING ON 4/11/16
- 4.** **Other Planning and Zoning Commission Business.**
- a.** **Monthly Report from the Zoning Enforcement Officer**
 The Commission accepted the report.

VIII. ADJOURNMENT

MOTION by Mr. Veleber; seconded by Mr. Stollo.

MOVED to adjourn the meeting at 8:10 p.m.

VOTE The motion passed unanimously by those present.

Attest:


Marilyn W. Milton, Clerk