

**CHESHIRE PLANNING AND ZONING COMMISSION
SPECIAL MEETING
Monday, May 9, 2016
Immediately followed the Public Hearing at 7:30 PM
COUNCIL CHAMBERS
TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE, CT 06410**

Present:

Earl J. Kurtz, Chairman, Sean Strollo, Vice Chairman; Members: Vincent Lentini, Louis B. Todisco, Gil Linder, John Kardaras
Alternates: Jeff Natale, Jon Fischer, Jim Jinks
Absent: David Veleber, S. Woody Dawson, Edward Gaudio
Staff: William Voelker, Town Planner

I. CALL TO ORDER: Chairman Kurtz called the meeting to order at 11:15 p.m.

II. ROLL CALL

The clerk called the roll.

III. DETERMINATION OF QUORUM

A quorum was present for the meeting.

IV. PLEDGE OF ALLEGIANCE

All present recited the Pledge of Allegiance.

V. ACCEPTANCE OF MINUTES:

Public Hearing	4/11/16
Special Meeting	4/11/16
Public Hearing	4/25/16
Regular Meeting	4/25/16

MOTION by Mr. Strollo; seconded by Mr. Lentini

MOVED that the Planning and Zoning Commission approve the minutes of the Public Hearing of 4/11/16, Special Meeting of 4/11/16, Public Hearing of 4/25/16 and Regular Meeting of 4/25/16, subject to corrections, additions, deletions.

VOTE The motion passed 8-0-1; Kardaras abstained.

VI. COMMUNICATIONS

None

VII. UNFINISHED BUSINESS

- | | | |
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| 1. Waiver Requests | P.H. | 02/22/16 |
| <u>Clearview Farm Preserve, LLC</u> | P.H. | 03/14/16 |
| Pursuant to Section 11.1 Variances or Waivers | P.H. | 03/28/16 |
| Of Regulations of the Subdivision Regulations | P.H. | 04/25/16 |
| | P.H. | 05/09/16 |
| | MAD | 07/13/16 |
| | | |
| 2. Special Permit Application | P.H. | 02/22/16 |
| <u>Clearview Farm Preserve, LLC</u> | P.H. | 03/14/16 |
| 947 Cornwall Avenue | P.H. | 03/28/16 |
| Rear Lot access for 3 lots | P.H. | 04/25/16 |
| | P.H. | 05/09/16 |
| | MAD | 07/13/16 |
| | | |
| 3. Subdivision Application | P.H. | 02/22/16 |
| <u>Clearview Farm Preserve, LLC</u> | P.H. | 03/14/16 |
| 21 Lots | P.H. | 03/28/16 |
| | P.H. | 04/25/16 |
| | P.H. | 05/09/16 |
| | MAD | 07/13/16 |
| | | |
| 4. Zone Text Change Petition | P.H. | 04/25/16 |
| <u>Fazzone Investments and Properties, LLC</u> | P.H. | 05/09/16 |
| To amend Section 30, Sch. A. Permitted Uses, | MAD | 07/13/16 |
| Para. 40.a and add Para. 40b | | |

Motion by John Kardaras, seconded by Mr. Strollo:

THAT the Cheshire Planning and Zoning Commission finds that the proposed amendment to the Cheshire Zoning Regulations to amend Section 30, Schedule A, Paragraph 40. A, and add new Paragraph 40.B which will eliminate the distance restriction for restaurants when in industrial zones and located on a lot having access to and frontage on Highland Avenue at an intersection or driveway controlled by a traffic control signal as defined in Connecticut General Statutes Section 14-297(8) will accomplish the following:

1. Enable a limited number of restaurants that will be correlative to the industrial uses within Cheshire located along Highland Avenue by Special Permit.
2. Provide sufficient traffic control by requiring restaurants to be located at intersections where traffic control signals exist.
3. Provide sufficient control by limiting restaurants to only one per intersection and only on lots that have access to and frontage on Highland Avenue.
4. The development of a limited number of restaurants under this regulation will not

be detrimental to the economic base of Cheshire.

In addition, the Commission finds that this amendment is not in conflict with the 2002 Cheshire Plan of Conservation and Development. The effective date of this action is May 27, 2016 at 12:01 a.m.

VOTE: The motion passed 8-1 (Todisco opposed)

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| 5. Special Permit Application | P.H. 05/09/16 |
| <u>Cheshire Academy Inc.</u> | MAD 07/13/16 |
| 10 Main Street/Academy Road | |
| Reconstruction and relocation of Cheshire Academy's Facilities | |
| Building and Construction of 13 new Faculty Housing Units | |
| Public Hearing continued to 5/23/16 | |

6. TABLED APPLICATIONS:

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|---|--------------|
| a. Site Plan Application | MAD 07/12/16 |
| <u>Nosal Properties of Cheshire, LLC</u> | |
| Lot 3 Fieldstone Court | |
| Construction of industrial warehouse with parking and utilities | |
| TABLED TO 5/23/16 | |
| | |
| b. Special Permit Application | |
| <u>BFAM Investments, LLC</u> | |
| 129 Mountain Brook Circle | |
| Renewal of Special Permit | |
| Section 40, Section 5.5 Rear Lot, Section 11.1 | |
| Section 5.5B, Subsection 15 | |
| Construction of Residential Home | |
| TABLED FOR PUBLIC HEARING 5/23/16 | |

VIII. NEW BUSINESS

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| 1. Earth Removal, Fill or Regrading Permit |
| <u>Nosal Properties of Cheshire, LLC</u> |
| Lot 3 Fieldstone Court |
| PUBLIC HEARING 5/23/16 |

IX. ADJOURNMENT

Motion by John Kardaras, seconded by Mr. Stollo. The meeting adjourned at 11:30 p.m.

Respectfully submitted,

Dawn Guite

Dawn Guite, Recording Secretary.