

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION REGULAR MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, MAY 23, 2016 IN COUNCIL CHAMBERS, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

Sean Stollo, Vice Chairman; Members: S. Woody Dawson, Edward Gaudio, John Kardaras, Vincent Lentini, Gil Linder, Louis Todisco, David Veleber.

Alternates - James Jinks, Jeff Natale

Absent: Earl J. Kurtz and Jon Fischer (Alternate)

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Mr. Stollo called the special meeting to order at 8:23 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 5/9/16 and Special Meeting 5/9/16.

MOTION by Mr. Lentini; seconded by Mr. Dawson.

MOVED to approve the minutes of the Public Hearing of 5/9/16 and Special Meeting of 5/9/16 subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

VI. COMMUNICATIONS

- 1. Letter from Anthony J. Fazzino Esq. dated 5/16/16
RE: Apex Developers, LLC - Earth Removal, Filing and Regrading Permit
Cedar Crest Subdivision - Request for a one year extension of their
May 2015 approval per section 25.8.1**

Mr. Voelker informed the Commission that the Planning Department awaits a report and map from the applicant's engineer.

VII. UNFINISHED BUSINESS

1. **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
PUBLIC HEARING CLOSED.
PH 2/22/16
PH 3/14/16
PH 3/28/16
PH 4/25/16
PH 5/9/16
MAD 7/13/16

2. **Special Permit Application**
Clearview Farm Preserve LLC
947 Cornwall Avenue
Rear Lot Access for 3 lot
PUBLIC HEARING CLOSED.
PH 2/22/16
PH 3/14/16
PH 3/28/16
PH 4/25/16
PH 5/9/16
MAD 7/13/16

3. **Subdivision Application**
Clearview Farm Preserve LLC
947 Cornwall Avenue
21 lots
PUBLIC HEARING CLOSED.
PH 2/22/16
PH 3/14/16
PH 3/28/16
PH 4/25/16
PH 5/9/16
MAD 7/13/16

4. **Special Permit Application**
Cheshire Academy Inc.
10 Main Street/Academy Road
Reconstruction and relocation of Cheshire
Academy's Facilities Building and Construction
Of 13 new Faculty Housing Units.
SET FOR PUBLIC HEARING JUNE 13, 2016
PH 5/9/16
PH 5/23/16
MAD 7/27/16

5. **Special Permit Application**
BFAM Investments LLC
129 Mountain Brook Circle
Rear Lot Access Way
SET FOR PUBLIC HEARING JUNE 13, 2016
PH 5/23/16
MAD 7/27/16

6. **Earth Removal, Fill or Regrading**
Nosal Properties of Cheshire LLC
Lot 3, Fieldstone Court
SET FOR PUBLIC HEARING JUNE 13, 2016
PH 5/23/16
MAD 7/27/16

7. **Site Plan Application**
Nosal Properties of Cheshire LLC
MAD 7/12/16

**Lot 3, Fieldstone Court
Construction of industrial warehouse with
Parking and utilities.
SET FOR PUBLIC HEARING JUNE 13, 2016**

- 8. Other Planning and Zoning Commission Business.**
a. Monthly Report from Zoning Enforcement Officer.
The Commission accepted the ZEO report.

VIII. NEW BUSINESS

- 1. Special Permit Application**
420 South Main Street Condominium Association
420 South Main Street
Expand Parking Facility
SET FOR PUBLIC HEARING JUNE 13, 2016

IX. ADJOURNMENT

MOTION by Mr. Dawson; seconded by Mr. Kardaras.

MOVED to adjourn the regular meeting at 8:33 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk