

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION MEETING  
HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY,  
APRIL 24, 2017, IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET,  
CHESHIRE CT 06410**

Present

Earl J. Kurtz, Chairman; Sean Stollo, Vice Chairman; David Veleber, Secretary; S. Woody Dawson, Edward Guadio, Vincent Lentini, Gil Linder, Louis Todisco.  
Alternates: Jon Fischer, Jeff Natale and Jim Jinks  
Absent: John Kardaras  
Staff: William Voelker, Town Planner; Town Attorney Joseph Schwartz

**I. CALL TO ORDER**

Chairman Kurtz called the meeting to order at 8:47 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. ACCEPTANCE OF MINUTES  
MARCH 27, 2017 PUBLIC HEARING; MARCH 27, 2017 REGULAR MEETING  
APRIL 11, 2017 PUBLIC HEARING; APRIL 11, 2017 SPECIAL MEETING**

MOTION by Mr. Veleber; seconded by Mr. Dawson

MOVED to approve the minutes of March 27, 2017 Public Hearing, March 27, 2017 Regular Meeting, April 11, 2017 Public Hearing and April 11, 2017 Special Meeting subject to corrections, additions, deletions.

VOTE           The motion passed unanimously by those present.

**V. UNFINISHED BUSINESS**

1. **Zone Text Applications** PH 4/11/17  
Town of Cheshire - Planning and Zoning Commission PH 4/24/17  
To amend Section 32(building coverage in Industrial Zones)  
To amend Section 32(to reduce the lot size in the I-2 Zone)  
To add to Section 23 (Definitions) Low Impact Development (LID)  
Creation of new Section 35 to regulate Building Coverage and  
Storm Water Management and Access Management in the  
Industrial Zones.

MOTION by Mr. Dawson; seconded by Mr. Lentini

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed regulations will promote economic development in accordance with the recommendations set forth within the Policy Overview for Industrial Development chapter of the 2016 Cheshire Plan of Conservation and Development and hereby approves these amendments, as amended, to include the definition for Low Impact Development used by the Connecticut Department of Energy and Environmental Protection, through April 24, 2017. The effective date of this action is May 12, 2017.

Discussion

Chairman Kurtz stated this is long overdue, great for the town, and will bring in new business.

VOTE           The motion passed unanimously by those present.

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| <p><b>2.     Amendments to Subdivision Regulations</b><br/><b><u>Planning and Zoning Commission</u></b><br/><b>Section 5.6 Cul-de-Sac Street or dead end Street</b><br/><b>Section 6.6 Streets to be constructed and/or</b><br/><b>connected in the future.</b></p> | <p><b>PH 3/17/17</b><br/><b>PH 4/24/17</b></p> |
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MOTION by Mr. Linder; seconded by Mr. Veleber.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed amendments to Section 5.6 and Section 6.6 of the Cheshire Subdivision Regulations, as amended through April 24<sup>th</sup>, 2017, will implement the recommendations set forth within the Community Facilities chapter of the 2016 Plan of Conservation and Development and guidance provided by the Town Attorney regarding the Commission's authority and responsibilities set forth within the Connecticut General Statutes and relevant case law. The effective date of this action is May 12, 2017.

Discussion

Chairman Kurtz stated that this is not changing the Commission's decision. There is still the right to ask for the extension or make a permanent cul-de-sac. He said this strengthens the verbiage.

VOTE           The motion passed 7-01; Dawson opposed.

**VII.   NEW BUSINESS**

- 1.     Special Permit Application**  
**St. Bridget Church Corporation**  
**175 & 185 Main Street**  
**Expansion of existing parking to 185 Main Street**  
**PUBLIC HEARING SET FOR MAY 8, 2017**

2. **Special Permit Application**  
**Sandra Chase**  
275 N. Brooksvale Road  
In-Law apartment  
**PUBLIC HEARING SET FOR MAY 8, 2017**
  
3. **Zone Text Change Petition**  
**Cheshire Medical Associates LLC**  
To amend Section 33-Off Street Parking & Loading  
Subsection 33.1.7(a) & Section 23  
Definitions – Finished Space  
**PUBLIC HEARING SET FOR MAY 8, 2017**
  
4. **TABLED APPLICATIONS**
  - a. **Special Permit Application**  
**CK 306 E. Johnson Avenue LLC**  
306 East Johnson Avenue  
Regrading for Agricultural Purposes  
**TABLED PER APPLICANT TO 5/8/17**
  
  - b. **Waiver Request**  
**CK 306 E. Johnson Avenue LLC**  
306 East Johnson Avenue  
To waive Section 25.3.2 Subsection 3  
**TABLED PER APPLICANT TO 5/8/17**
  
  - c. **Earth Removal, Filling or Regrading Permit**  
**CK 306 E. Johnson Avenue LLC**  
East Johnson Avenue  
**TABLED PER APPLICANT TO 5/8/17**
  
  - d. **Amendment to the Zoning Regulations**  
**Planning and Zoning Commission**  
To amend Section 46.1 Floor Plain  
Management Regulation  
**TABLED FOR PUBLIC HEARING TO 5/8/17**
  
5. **OTHER PLANNING AND ZONING COMMISSION BUSINESS**
  - a. **MONTHLY REPORT FROM THE ZONING ENFORCEMENT OFFICER**  
No report.
  
- VIII. **ADJOURNMENT**

MOTION by Mr. Strollo; seconded by Mr. Dawson

MOVED to adjourn the special meeting at 8:56 p.m.

VOTE        The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk