

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, MAY 8, 2017 IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

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

I. CALL TO ORDER

Chairman Kurtz called the special meeting to order at 9:41 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 – APRIL 24, 2017 PUBLIC HEARING AND APRIL 24, 2017 REGULAR MEETING.

MOTION by Mr. Veleber; seconded by Mr. Todisco

MOVED to accept the minutes of April 24, 2017 Public Hearing and April 24, 2017 Regular Meeting, subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

Chairman Kurtz left the meeting at 9:42 p.m.

VI. BUSINESS

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| 1. | Special Permit Application | PH 4/11/17 |
| | <u>CK 306 E. Johnson Avenue LLC</u> | PH 4/24/17 |
| | 306 East Johnson Avenue | PH 5/8/17 |
| | Regrading for Agricultural Purposes | MAD 7/12/17 |
| | TABLED TO MAY 22, 2017 | |
| 2. | Waiver Request | PH 4/11/17 |
| | <u>CK 306 E. Johnson Avenue LLC</u> | PH 4/24/17 |
| | 306 East Johnson Avenue | PH 5/8/17 |

- To waive Section 25.3.2 Subsection 3
TABLED TO MAY 22, 2017** **MAD 6/12/17**
3. **Earth Removal, Filling or Regrading Permit** **PH 4/11/17**
CK 306 E. Johnson Avenue LLC **PH 4/24/17**
East Johnson Avenue **PH 5/8/17**
TABLED TO MAY 22, 2017 **MAD 7/12/17**
4. **Special Permit Application** **PH 5/8/17**
St. Bridget Church Corporation **MAD 7/12/17**
175 & 185 Main Street
Expansion of existing parking to 185 Main Street
PUBLIC HEARING CONTINUED TO MAY 22, 2017
5. **Amendment to the Zoning Regulations** **PH 5/8/17**
Planning and Zoning Commission
To amend Section 46.1 Flood Plain
Management Regulation

MOTION by Mr. Kardaras; seconded by Mr. Veleber

MOVED that the Cheshire Planning and Zoning Commission find that the proposed amendment to Section 46.1 (Flood Plain Management) of the Cheshire Zoning Regulations is necessary to ensure the town's eligibility in the National Flood Insurance Program, and hereby approves this amendment. The Commission also finds that this amendment is not in conflict with the Cheshire Plan of Conservation and Development.

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

6. **Zone Text Change Petition** **PH 5/8/17**
Cheshire Medical Associates LLC **MAD 7/12/17**
To amend Section 33-Off Street Parking & Loading
Subsection 33.1.7(a) & Section 23
Definitions – Finished Space
PUBLIC HEARING CONTINUED TO MAY 22, 2017
7. **Special Permit Application** **PH 5/8/17**
Sandra Chase **MAD 7/12/17**
275 N. Brooksvale Road
In-Law apartment

MOTION by Mr. Dawson; seconded by Mr. Veleber.

MOVED that the Cheshire Planning and Zoning Commission find that the proposed accessory apartment at 275 North Brooksvale Road, as shown on plans prepared by the applicant, are consistent with the requirements set forth within Section 30, Schedule A, Item 5 of the Cheshire Zoning Regulations and Section 40 of the Cheshire Zoning Regulations, and hereby approves this application, conditioned upon compliance with comments from the Cheshire Fire Department dated May 8, 2017 as follows:

1. Smoke detection and alarm notification will need to be interconnected so that a smoke or fire condition in either living unit notifies the occupants of the other.

VOTE The motion passed unanimously by those present.

VIII. ADJOURNMENT

MOTION by Mr. Kardaras; seconded by Mr. Natale

MOVED to adjourn the special meeting at 9:55 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk