

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION REGULAR MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, MAY 22, 2017 IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

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

I. CALL TO ORDER

Chairman Kurtz called the regular meeting to order at 9:48 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 – MAY 8, 2017 PUBLIC HEARING AND MAY 8, 2017 SPECIAL MEETING

MOTION by Mr. Veleber; seconded by

MOVED that the minutes of the May 8, 2017 Public Hearing and May 8, 2017 Special Meeting be approved subject to corrections, additions, deletions.

Corrections: **Gil Linder was absent** from this meeting (he was cited as present and absent); **Sean Strollo** was present; Jeff Natale **recused** himself from the St. Bridget application.

VOTE The motion passed unanimously by those present.

VI. UNFINISHED BUSINESS

- | | |
|--|-------------|
| 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 | PH 5/22/17 |
| PUBLIC HEARING CONTINUED to 6/12/17 | MAD 7/26/17 |

2. **Waiver Request**
CK 306 E. Johnson Avenue LLC
306 East Johnson Avenue
To waive Section 25.3.2 Subsection 3
PUBLIC HEARING CONTINUED to 6/12/17
PH 4/11/17
PH 4/24/17
PH 5/8/17
PH 5/22/17
MAD 7/26/17
3. **Earth Removal, Filling or Regrading Permit**
CK 306 E. Johnson Avenue LLC
East Johnson Avenue
PUBLIC HEARING CONTINUED to 6/12/17
PH 4/11/17
PH 4/24/17
PH 5/8/17
PH 5/22/17
MAD 7/26/17
4. **Special Permit Application**
St. Bridget Church Corporation
175 & 185 Main Street
Expansion of existing parking
to 185 Main Street
PUBLIC HEARING CLOSED
PH 5/8/17
PH 5/22/17
MAD 7/26/17
5. **Zone Text Change**
Cheshire Medical Associates LLC
To amend Section 33-Off Street Parking
And Loading
Subsection 33.1.7(a) & Section 23
Definitions-Finished Space
PH 5/8/17
PH 5/22/17
MAD 7/26/17

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

MOVED that the Cheshire Planning and Zoning Commission find that the proposed amendments to Section 33.1.7(a) regulating minimum parking for medical offices, medical offices and the like will provide sufficient parking for those uses based upon the evidence provided by the applicant and that the proposed amendment to Section 23 eliminating stairs and stairwells from the definition of finished space will have no substantive effect on the calculation of this space and hereby approve both of these amendments with an effective date of June 9, 2017. The Commission also finds that these amendments are not in conflict with the Plan of Conservation and Development.

VOTE The motion passed unanimously by those present.

VII. NEW BUSINESS

1. **Waiver (partial)**
Apex Developers LLC
Coleman Road
Section 6.10.1 Cheshire Subdivision Regulations
Sidewalks to be constructed on the north side
Of roadway only.
SCHEDULED FOR PUBLIC HEARING ON 6/12/17

2. **Subdivision Application**
Apex Developers LLC
Coleman Road
7 lots (6 new, one existing house)
Coleman Farm Subdivision
SCHEDULED FOR PUBLIC HEARING ON 6/12/17

3. **OTHER PLANNING AND ZONING COMMISSION BUSINESS**

VIII. ADJOURNMENT

MOTION by Mr. Veleber; seconded by Mr. Kardaras

MOVED to adjourn the meeting at 9:58 p.m.

VOTE The motion passed unanimously by those present.

Attest:



Marilyn W. Milton, Clerk