

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION REGULAR MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, JUNE 26, 2017 IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

Sean Strollo, Vice Chairman; David Veleber, Secretary. Members: S. Woody Dawson, Edward Gaudio, Vincent Lentini, Gil Linder.

Alternates – Jeff Natale and Jim Jinks.

Absent: John Kardaras, Earl J. Kurtz, Louis Todisco and alternate Jon Fischer.

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Chairman Strollo called the regular meeting to order at 7:36 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 – June 12, 2017 Public Hearing and June 12, 2017 Special Meeting.

MOTION by Mr. Veleber; seconded by Mr. Lentini.

MOVED to approve and accept the minutes of June 12, 2017 Public Hearing and June 12, 2017 Special Meeting subject to corrections, additions, deletions.

Correction: .06 miles should read “.6” miles.

VOTE The motion passed unanimously by those present.

VI. COMMUNICATIONS

VII. BUSINESS

- 1. Special Permit Application
Dean and Judith Monllos
141 Braemar Drive
In-Law Apartment
Section 30, Sch. A. Para. #5**

**PH 6/26/17
MAD 8/30/17**

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

MOVED that the Cheshire Planning and Zoning Commission finds that the proposal to construct a 745 square foot accessory swelling unit at 141 Braemar Drive, as shown on plans prepared by the applicant, are consistent with the requirements of Section 30, Schedule A, Item 5 of the Cheshire Zoning Regulations and hereby approves this application conditioned upon compliance with comments from the Cheshire Fire Department dated June 26, 2017.

VOTE The motion passed unanimously by those present.

MOTION by Mr. Veleber; seconded by Mr. Natale.

MOVED to adjourn the regular meeting at 7:38 p.m. and return to the public hearing.

VOTE The motion passed unanimously by those present.

MOTION by Mr. Veleber; seconded by Mr. Natale.

MOVED to reopen the regular meeting at 9:47p.m.

VOTE The motion passed unanimously by those present.

(Mr. Dawson was recused from the Apex Developers LLC applications)

2. **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
PUBLIC HEARING CLOSED; SET FOR JULY 10, 2017
PH 6/12/17
PH 6/26/17
MAD 8/30/17
3. **Subdivision Application**
Apex Developers LLC
Coleman Road
7 Lots (6 new; 1 existing house)
Coleman Farm Subdivision
PUBLIC HEARING CLOSED; SET FOR JULY 10, 2017
PH 6/12/17
PH 6/26/17
MAD 8/30/17

4. TABLED APPLICATIONS

- a. **Zone Text Change Petition**
Cheshire Medical Associates, LLC
To amend Section 45.7.2 Time Limitation
TABLED FOR PUBLIC HEARING TO 7/10/17

- b. **Waiver Request of Clearview Farm Preserve**
Mountain Road/Cornwall Avenue
Pursuant to Section 11.1
Variances or Waivers of Regulations
Requesting a waiver of Section 6.5 Intersections
TABLED FOR PUBLIC HEARING TO 7/10/17

- c. **Resubdivision Application**
Clearview Farm Preserve, LLC
Cornwall Avenue/Mountain Road
12-lots
TABLED FOR PUBLIC HEARING TO 7/10/17

VIII. NEW BUSINESS

- 1. **Specialty Permit Application**
Rondo's Realty LLC
1721 Highland Avenue & 1704 Reinhard Road
Expanded Parking Facilities & 4,100 S.F. Building
Addition (restaurant)
Revised from previously approved 3,300S.F. addition
In 2016.
SCHEDULED FOR JULY 10, 2017

- 2. **Special Permit Modification**
Gardens of Peace Inc.
220 Realty Drive
To renovate existing building to a gathering room
To be used in conjunction with funerals
SCHEDULED FOR JULY 10, 2017

- 3. **Site Plan Application**
Ricci Construction Group
986 South Main Street
Redevelopment from Citgo station into
Commercial office use.
SCHEDULED FOR JULY 10, 2017

4. OTHER PLANNING AND ZONING COMMISSION BUSINESS
None.

IX. ADJOURNMENT

MOTION by Mr. Lentini; seconded by Mr. Veleber.

MOVED to adjourn the regular meeting at 9:52 p.m.

VOTE The motion passed unanimously by those present.

ATTEST:

MARILYN W. MILTON, CLERK