

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD ON MONDAY, MAY 14, 2018, IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

Earl J. Kurtz III, Chairman; Gil Linder, Secretary; Members: John Kardaras, Jeff Natale, Louis Todisco.

Alternates: Robert Anderson, Robert Brucato, Donald Walsh

Absent: Sean Stollo, S. Woody Dawson, Edward Gaudio.

Staff: William Voelker, Town Planner

**I. CALL TO ORDER**

Mr. Kurtz called the special meeting to order at 8:08 p.m.

Mr. Brucato was the alternate for the meeting.

**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 4/23/18 and Regular Meeting 4/23/18**

MOTION by Mr. Todisco; seconded by Ms. Kurtz

MOVED to approve and accept the minutes of the Public Hearing of 4/23/18 and Regular Meeting of 4/23/18 subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

**VI. UNFINISHED BUSINESS**

**1. Special Permit Application**

Jill Newman

816 Bardon Court

In-Law apartment existing (missed deadline to renew)

PH 5/14/18

MAD 7/18/18

MOTION by Mr. Kardaras; seconded by Mr. Natale.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed in-law apartment at 816 Bardon Court is consistent with the requirements of Section 30, Schedule A, Item 5 of the Cheshire Zoning Regulations and hereby approved this application.

VOTE The motion passed unanimously by those present.

- 2. Waiver Request of Section 25.5.5 Subsection 9 PH 5/14/18**  
**For earth removal, filling or regrading MAD 7/18/18**  
**(Waiver Request 25.3.2)**  
**CK 300 East Johnson Avenue LLC**  
**300 East Johnson Avenue**

MOTION by Mr. Kardaras; seconded by Mr. Walsh.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed removal, filling or regrading within 50 feet of abutting properties and the street line of East Johnson Avenue would not involve or create a substantial risk of damage to the abutting property or East Johnson Avenue and hereby grants this waiver request.

Discussion

Mr. Todisco noted that during the public hearing there was testimony that working within 50 feet will not have an adverse effect on the abutting properties. There is no risk of damage, and one property owner did not receive specific notice.

VOTE The motion passed unanimously by those present.

- 3. Earth Removal, Filling or Regrading Permit PH 5/14/18**  
**CK 300 E. Johnson Avenue LLC MAD 7/18/18**  
**300 East Johnson Avenue**

MOTION by Mr. Kardaras; seconded by Mr. Natale.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed earth removal, filling or regrading proposed at 300 East Johnson Avenue as shown on plans entitled "Site Plan for CK 300 E. Johnson Avenue, LLC, 300 East Johnson Avenue, Cheshire CT is consistent with the requirements of Section 25 (Earth Removal, Filling and Regrading) of the Cheshire Zoning Regulations, and hereby approves this application conditioned upon compliance with the comments from the Town Engineer dated May 9, 2018, and comments from the Regional Water Authority dated May 10, 2018, and the performance measures recommended by CTDEEP as shown on plans provided by the applicant.



1. **Special Permit Application**  
**James A. Fazzone Developers LLC**  
1635 Highland Avenue  
Self-Storage Facility  
SCHEDULED FOR JUNE 11, 2018
  
2. **Site Plan Application**  
**Macy's Corporate Services Inc.**  
475 Knotter Drive  
Rehabilitation of existing paved parking lots  
And driveways and gravel to paved lot to the  
South of the warehouse.  
SCHEDULED FOR JUNE 11, 2018

## **VI. ADJOURNMENT**

MOTION by Mr. Kardaras; seconded by Mr. Walsh

MOVED to adjourn the special meeting at 8:25 p.m.

VOTE           The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk