

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION REGULAR MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, JANUARY 28, 2019 IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

Earl J. Kurtz Jr. Chairman; Sean Stollo, Vice Chairman; Members: S. Woody Dawson, John Kardaras, Gil Linder, Louis Todisco.

Alternates: Robert Anderson, and Tom Selmont

Absent: Matthew Bowman and Jeff Natale

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Chairman Kurtz called the meeting to order at 8:14 p.m.

Chairman Kurtz read the emergency public service notice.

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

They group Pledged Allegiance to the Flag.

V. ACCEPTANCE OF MINUTES – Public Hearing 1/14/19 and Special Meeting 1/14/19

MOTION by Mr. Todisco; seconded by Mr. Stollo

MOVED to accept and approve the minutes of the Public Hearing of 1/14/19 and Special Meeting of 1/14/19 subject to corrections, additions, deletions.

Correction: Robert Brucato was not present at the 1/14/19 meeting and should be cited as “absent.”

VOTE The motion passed 8-0-1; Brucato abstained

VI. COMMUNICATIONS

- 1. Letter from Sean M. Kimball, Town Manager dated 1/16/19 RE: 8-24 Review To review the proposed interchange Zone Text increment Financing District Master Plan.**

Mr. Voelker read the letter into the record of the meeting.

This is the adoption of the TIF district which is in the hands of the Town Council. Economic Development Coordinator, Mr. Sitko, is the lead person on this matter. At the February 25th Commission meeting, Mr. Sitko will attend and give an overview of the TIF. The Commission has 90 days to review this matter.

VII. UNFINISHED BUSINESS

1. **Special Permit Application** **PH 01/28/19**
MAD 04/03/19
Chao-Ting Wu
1530 Notch Road
Renovate and rebuild existing house and
Convert from single family to duplex.

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

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed conversion of the existing single family home to a two family home at 1530 Notch Road, as shown in plans entitled "Wu Residence, 1530 Notch Road, Cheshire CT" dated 12/03/18 are consistent with all requirements set forth within the Cheshire Zoning Regulations and hereby approves this application conditioned upon the following:

1. Comments from the Cheshire Fire Department dated January 14, 2019.
2. Comments from the Chesprocott Health District dated January 14, 2019.
3. Comments from the Town Engineer dated December 14, 2019.

Discussion

This project provides a diverse use, and Mr. Kardaras said it is done with different architecture on a large piece of property.

Chairman Kurtz agreed, and noted there are no neighbors affected by this proposal.

Mr. Dawson stated this is a good application with the property owner providing walkable trails for people.

VOTE The motion passed unanimously by those present.

2. **Special Permit Application** **PH 01/28/19**
MAD 04/03/19
Royal Vision Management & Investments
831 South Main Street
Conversion from Motor Vehicle repair use to
Retail use and parking improvements.
CONTINUED TO FEBRUARY 11, 2019

VII. NEW BUSINESS

1. **Subdivision Application**
D&J Partner Properties LLC
Marion Road
2-lots
SCHEDULED FOR FEBRUARY 11, 2019

IX. ADJOURNMENT

MOTION by Mr. Brucato; seconded by Mr. Selmont.

MOVED to adjourn the regular meeting at 8:22 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk