

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION REGULAR MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, JANUARY 27, 2020 IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

Earl J. Kurtz III, Chairman; Sean Stollo, Vice Chairman; Jeff Natale, Secretary;
Members: Robert Brucato, S. Woody Dawson, Gil Linder, Louis Todisco.
Alternates: Casey Downes and Tom Selmont
Absent: Matthew Bowman and Robert Anderson
Staff: William Voelker, Town Planner

I. CALL TO ORDER

Chairman Kurtz called the meeting to order at 9:20 p.m.

Mr. Selmont is the Alternate Member for the Regular Meeting.

II. ROLL CALL

The Clerk called the roll.

III. DETERMINATION OF QUORUM

Following roll call, it was determined that a quorum was present for the public hearing.

V. ACCEPTANCE OF MINUTES – Public Hearing 1/13/20 and Special Meeting 1/13/20

MOTION by Mr. Natale; seconded by Mr. Dawson

MOVED to approve and accept the minutes of the Public Hearing of 1/13/20 and Special Meeting of 1/13/20 subject to corrections, additions, deletions.

VOTE The motion passed 8-0-1; Mr. Stollo abstained

VI. UNFINISHED BUSINESS

1. **Site Plan Application** **MAD 3/18/20**
FIP Realty Corporation
West Johnson Avenue
Medical Office Building
Tabled to 2/10/20 at request of applicant

2. **Special Permit Application** **PH 1/27/20**
Pool and Water People of CT **MAD 4/1/20**
286 Industrial Ave. Unit #1
Swimming Pool Contractor/Warehouse
And Office

MOTION by Mr. Dawson; seconded by Mr. Brucato

MOVED that the Cheshire Planning and Zoning Commission finds that the proposal to establish a Contractors Storage/Warehouse Facility in the existing building at 286 Industrial Avenue for the purpose of selling swimming pools as shown on plans presented by the applicant are consistent with the requirements of the Cheshire Zoning Regulations and hereby approves this application with the following stipulation:

1. Compliance with recommendations from the Cheshire Fire Department Dated January 20, 2020.

VOTE The motion passed unanimously by those present.

3. **Zone Map Change Petition** **PH 1/27/20**
Clearview Farm Preserve LLC **MAD 4/1/20**
947 Cornwall Avenue Extension
R-80 to R-20
PUBLIC HEARING CONTINUED TO 2/10/20
4. **Resubdivision Application** **PH 1/27/20**
Clearview Farm Preserve LLC **MAD 4/1/20**
947 Cornwall Avenue Extension
7 Lots, including existing house
PUBLIC HEARING CONTINUED TO 2/10/20
5. **Waiver Request** **PH 1/27/20**
Clearview Farm Preserve LLC **MAD 4/1/20**
947 Cornwall Avenue Extension
25.3.2 to waive Subsection 9 under
Section 25.5
PUBLIC HEARING CONTINUED TO 2/10/20
6. **Earth Removal, Filling and/or Regrading** **PH 1/27/20**
Clearview Farm Preserve LLC **MAD 4/1/20**
Cornwall Avenue Extension
PUBLIC HEARING CONTINUED TO 2/10/20

Town Planner Voelker read the following comments into the record.
Engineering Department dated January 10, 2020; Cheshire Fire Department dated January 20, 2020; Cheshire Police Department dated January 27, 2020.

NEW BUSINESS

- 1. Special Permit Modification**
551 W-J LLC
551 West Johnson Avenue
Revised building footprint/additional
Garage bays/reconfigure parking area

Mr. Voelker informed the Commissioners that the applicant is requesting a waiver of public hearing. Mr. Voelker read a letter from Ryan McEvoy, P.E. Milone and MacBroom into the record.

Following the reading of the letter, Mr. Voelker explained the changes to the application are not significant; the road is not changed; and there are only interior changes. He read the changes into the record – parking along west portion of the site is eliminated and there is reconfiguration of how the parking lots will be done to improve circulation.

If there are doubts from the Commission about whether to hold a public hearing on this application, they must be cited so a public hearing can be noticed.

MOTION by Mr. Strollo; seconded by Mr. Dawson.

MOVED that the Planning and Zoning Commission waive the public hearing for application 551 W-J LLC.

Discussion

Mr. Todisco pointed out that no one attended the last public hearing on this application, and there are no major issues.

VOTE The motion passed unanimously by those present.

VIII. ADJOURNMENT

MOTION by Mr. Kardaras; seconded by Mr. Selmont

MOVED to adjourn the regular meeting at 9:35 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk