

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, MAY 11, 2020 AT 7:30 P.M. VIA VIDEO TELECONFERENCE (PER EXECUTIVE ORDER OF THE GOVERNOR OF CONNECTICUT)

*Public access made available through live streaming on YouTube at https://www.youtube.com/channel/UC4_xey3QjJmwe57R_6K94Dw
Public comments accepted at Comments@cheshirect.org and by voice mail message at 203 271-6638. Video will be available on Channel 14 and on demand at www.cheshirect.org as soon as possible.*

Present

Earl J. Kurtz III, Chairman; Sean Strollo, Vice Chairman; Jeff Natale, Secretary;
Members: Matthew Bowman, Robert Brucato, Gil Linder, Louis Todisco.
Alternates: Robert Anderson, Casey Downes, Tom Selmont
Absent: John Kardaras
Staff: William Voelker, Town Planner; Suzanne Simone, Environmental Coordinator

I. CALL TO ORDER

Chairman Kurtz called the special meeting to order at 8:51 p.m.

II. ROLL CALL

Secretary Natale called the roll.

III. DETERMINATION OF QUORUM

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

IV. ACCEPTANCE OF MINUTES – Public Hearing March 9, 2020 and Special Meeting March 9, 2020

MOTION by Mr. Natale; seconded by Mr. Strollo

MOVED to accept and approve the minutes of the Public Hearing of March 9, 2020 and Special Meeting of March 9, 2020 subject to corrections, additions, deletions.

Correction: Mr. Dawson was present at the March 9, 2020 meeting.

VOTE The motion passed unanimously by those present.

VI. COMMUNICATIONS

Mr. Todisco recused himself from agenda item #1. Mr. Kardaras was absent from the meeting; Mr. Dawson went off-line for a short time.

Alternate Members Mr. Anderson, Ms. Downes and Mr. Selmont were voting members for this agenda item.

1. Letter from Sean M. Kimball, Cheshire Town Manager, dated 4/13/20 RE: 8-24 Review-Potential Purchase of Property at 257 Fenn Road.

Mr. Voelker read the letter into the record.

MOTION by Mr. Strollo; seconded by Mr. Natale.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed purchase of approximately 48 acres of property at 257 Fenn Road is consistent with the policy recommendations of the 2016 Plan of Conservation and Development which states that the town should “remain committed to the purchase of open space alone and in partnership with other agencies including the Cheshire Land Trust, the Regional Water Authority, and the Connecticut Department of Energy and Environmental Protection”, and hereby recommends this purchase in accordance with Section 8-24 of the Connecticut General Statutes.

Discussion

Mr. Voelker explained that this property was subdivided by John Ricci, and purchase was negotiated with The Town of Cheshire, Regional Water Authority, Cheshire Land Trust. The open space site is adjacent to 10 acres of Town land, DeDiminicus property to the east, and is a link to the open space, and the purchase is in keeping with the POCD.

VOTE The motion passed unanimously by those present.

Mr. Bowman recused himself from agenda item #2. Mr. Kardaras was absent from the meeting; Mr. Dawson went off-line for a short time.

Alternate Members Mr. Anderson, Ms. Downes and Mr. Selmont were voting members for this agenda item.

2. Letter from Anthony J. Fazzone, Esq. dated 4/22/20 RE: Coleman Farm Subdivision Road Name.

Mr. Voelker read the letter into the record.

MOTION by Mr. Natale; seconded by Mr. Brucato.

MOVED That the Cheshire Planning and Zoning Commission finds that the proposed name change for the Coleman Farm Subdivision, as requested by Attorney Fazzone, is not in conflict with the provisions of the Cheshire Subdivision Regulations, and hereby approves this request.

Discussion

Mr. Voelker informed the Commission that the renaming of the street to Monarch Place is in recognition of the Monarch Butterfly. At this time there are no houses on the street, and the name change is not in conflict with the Subdivision Regulations.

VOTE The motion passed unanimously by those present.

VI. UNFINISHED BUSINESS

- 1. **Zone Map change Petition** **PH 5/11/20**
Bartlett Headquarters LLC **MAD 7/15/20**
2055 Meriden Road
R-80 to C-3
PUBLIC HEARING CONTINUED TO MAY 27, 2020

Mr. Dawson was off-line for a short time; Mr. Kardaras was absent from the meeting.

Mr. Anderson and Mr. Selmont were the alternate members for this agenda item.

- 2. **Zone Text change Petition** **PH 5/11/20**
Counterweight Brewing Company LLC **MAD 7/15/20**
To add new paragraph 58(a) to Section 30,
Schedule A, Permitted Uses
(a) Breweries, wineries, distilleries and other
Alcoholic manufacturing facilities as licensed by
The State of Connecticut

MOTION by Mr. Brucato; seconded by Mr. Natale.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed zone text change to add new paragraph 58a to Section 30, Schedule A, under Permitted Uses, which reads as follows:

- (a) Breweries, wineries, distilleries and any other alcoholic manufacturing facilities licensed by the State of Connecticut to be permitted as Site Plan uses in the Commercial 2, Commercial 3 and Industrial 2 Districts, and by Special Permit in the Industrial 1 District, will provide for expansion of the economic base with uses that are compatible within the districts that they are proposed, and the amendment is not in conflict with the 2016 Cheshire Plan of Conservation and Development. The Commission also recognizes that any future development will be subject to Site Plan or Special Permit approval which will provide review of all exterior site design issues, and hereby approves this application with an effective date of June 5, 2020.

Discussion

Chairman Kurtz stated this will be an awesome addition to the Town of Cheshire.

VOTE The motion passed unanimously by those present.

VIII. NEW BUSINESS

1. **Special Permit Application**
 Gina Vice-Hlavacek
 8 East Ridge Court
 In-Home business
 Sec. 30, Sch. A. Para 18B
 SCHEDULED FOR MAY 27, 2020

2. **Subdivision Application**
 Carol Caley, LLC
 South Meriden Road, Colton Lane
 11 lots
 SCHEDULED FOR MAY 27, 2020

3. **Resubdivision Application**
 Miller Napolitano Wolff, LLC and
 Tri-Star Development LLC
 a) 1953 and 2037 Highland Avenue
 b) I-691 and Dickerman Road
 8-lots – Stone Bridge Crossing
 SCHEDULED FOR JUNE 8, 2020

4. **Special Permit Modification**
 Hinman Partners LLC
 90 Hinman Street
 Modification to make the 3rd floor usable
 SCHEDULED FOR JUNE 8, 2020

5. **Special Permit Application**
 Michael P. Bowman and Katelyn A. Bowman
 125 Main Street
 Conversion of Residential Dwelling to
 Professional Offices
 SCHEDULED FOR JUNE 8, 2020

IX. ADJOURNMENT

MOTION by Mr. Brucato; seconded by Mr. Natale

MOVED to adjourn the meeting at 9:00 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk