

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, JUNE 8, 2020 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
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, John Kardaras, Gil Linder, Louis Todisco. Absent: S. Woody Dawson
Alternates: Robert Anderson, Casey Downes, Tom Selmont
Staff: William Voelker, Town Planner

I. CALL TO ORDER

Chairman Kurtz called the special meeting to order at 8:28 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 May 27, 2020 and Special Meeting May 27, 2020

MOTION by Mr. Natale; seconded by Mr. Brucato

MOVED to accept and approve the minutes of the Public Hearing of May 27, 2020 and Special Meeting of May 27, 2020, subject to corrections, additions, deletions.

VI. COMMUNICATIONS

VII. UNFINISHED BUSINESS

Ms. Downes was the alternate Commissioner seated for application #1.

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| 1. Zone Map change Petition | PH 5/11/20 |
| <u>Bartlett Headquarters LLC</u> | PH 5/27/20 |
| 2055 Meriden Road | PH 6/8/20 |
| R-80 to C-3 | MAD 8/12/20 |

MOTION by Mr. Natale; seconded by Mr. Brucato

MOVED that the Cheshire Planning And Zoning Commission finds that the proposal to change .45 acres (17,475 sq. ft.) of property from Residential (R-80) to Commercial 3 (C-3) as shown on a map entitled "Zone Change Map Prepared for Bartlett Headquarters, LLC 1776 Meriden Road, Wolcott CT 2055 Meriden Road, Cheshire Connecticut" will provide for an increase in commercial development in an established commercial area that will be reviewed under Section 41 (Site Plans) of the Cheshire Zoning Regulations. This change is not in conflict with the 2016 Cheshire Plan of Conservation and Development. The effective date of this change is July 3, 2020.

Discussion

Mr. Brucato stated he is satisfied with the applicant re-aiming the lights, and hopes he goes through with plans for the rear property so it cannot be developed.

Chairman Kurtz agreed and hopes the changing out of the lights will satisfy the neighbors and enable more privacy for them.

VOTE The motion passed 7-1; Ms. Downes opposed;
Mr. Todisco left the meeting for a short time and did not vote.

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| 2. Subdivision Application <u>Carol Caley, LLC</u> South Meriden Road, Colton Lane 11 lots PUBLIC HEARING CONTINUED TO 6/22/20 | PH 5/27/20 PH 6/8/20 MAD 8/12/20 |
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Commissioner Bowman was recused from application #3; alternate Commissioners Anderson and Selmont were seated for this application.

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| 3. Resubdivision Application <u>Miller Napolitano Wolff, LLC and</u> <u>Tri-Star Development LLC</u> a) 1953 and 2037 Highland Avenue b) 1-691 and Dickerman Road 8-lots – Stone Bridge Crossing | PH 6/8/20 MAD 8/12/20 |
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MOTION by Mr. Brucato; seconded by Mr. Natale

MOVED that the Cheshire Planning and Zoning Commission finds that the proposal to subdivide 1953 Highland Avenue, 2037 Highland Avenue and Assessors MBL 3-5 as shown on plans entitled "Resubdivision Plan, 1953 Highland Avenue, 2037 Highland Avenue, and MBL:3-5 Cheshire CT" revised through 8/8/2019 are consistent with the

2020 are important, but are Fire and Building Code matters that must be resolved following approval of this application.

VOTE The motion passed unanimously by those present.

VIII. NEW BUSINESS

1. **Special Permit Application**
Clearview Farm Preserve Phase II LLC
947 Cornwall Avenue Extension
Accessory Apartment
Section 30, Schedule A, Permitted Uses Para. 5
SCHEDULED FOR PUBLIC HEARING ON 6/22/20

2. **Zone Map Change Petition**
Lamp Realty LLC
50 Hazel Drive
From SARDD/R-80 to AHD (Affordable
Housing Development)
Section 44A
SCHEDULED FOR JULY 13, 2020

3. **Special Permit Application**
Lamp Realty LLC
50 Hazel Drive
Construction of a 114-unit affordable
Housing development (2 residential
Buildings)
SCHEDULED FOR JULY 13, 2020

VI. ADJOURNMENT

MOTION by Mr. Brucato; seconded by Mr. Selmont

MOVED to adjourn the meeting at 8:55 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk