

MINUTES OF REGULAR MEETING OF THE CHESHIRE PLANNING AND ZONING COMMISSION HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, JUNE 22, 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 soon as possible.*

Present

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

I. CALL TO ORDER

Chairman Kurtz called the meeting to order at 8:05 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 meeting.

IV. PLEDGE OF ALLEGIANCE

The group Pledged Allegiance to the Flag.

V. ACCEPTANCE OF MINUTES – Public Hearing 6/8/20 and Special Meeting 6/8/20

Mr. Anderson and Mr. Selmont were alternates for this agenda item.

MOTION by Mr. Natale; seconded by Mr. Brucato

MOVED to accept and approve the minutes of the Public Hearing of June 8, 2020 and Special Meeting of June 8, 2020, subject to corrections, additions, deletions.

Correction: Commissioner Matthew Bowman was present for application #3, and was not recused.

VOTE The motion passed unanimously by those present.

VI. COMMUNICATIONS

- 1. Letter from Anthony J. Fazzino, Esq. dated 6/9/20
RE: Requesting a ninety (90) day extension to file the approved Subdivision Map for Clearview Farm Preserve LLC, Phase 2.**

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(Vice-Chairman Strollo's participation was in and out for most of the meeting)

Commissioner Bowman was recused from the Communications agenda item.

Alternate Commissioners Anderson, Downes and Selmont were seated.

Mr. Voelker read the letter from Attorney Fazzone into the record of the meeting.

MOTION by Mr. Kardaras; seconded by Mr. Todisco.

MOVED that the Cheshire Planning and Zoning Commission hereby grants a 90-day extension for the filing of subdivision mylars as authorized in accordance with Section 25 of the Connecticut General Statutes. This extension will expire on September 23, 2020.

VOTE The motion passed unanimously by those present.

VII. UNFINISHED BUSINESS

Commissioner Bowman returned to the meeting. Alternate Commissioners Downes and Selmont were seated for application #1.

- | | |
|--|--------------------|
| 1. Subdivision Application | PH 5/27/20 |
| <u>Carol Caley, LLC</u> | PH 6/08/20 |
| South Meriden Road, Colton Lane | PH 6/22/20 |
| 11 lots | MAD 8/26/20 |

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

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed 11 lot subdivision as shown on plans entitled "Caley Property Subdivision, South Meriden Road, Cheshire CT" revised through May 22, 2020 is consistent with the requirements of the Cheshire Zoning and Subdivision Regulations, and hereby approves this application conditioned upon compliance with comments from the Cheshire Fire Department dated May 21, 2020, and proper storage, treatment and testing of excavated soils in accordance with DEEP protocols.

VOTE The motion passed unanimously by those present.

Commissioner Bowman was recused from application #2. Alternate Commissioners Anderson, Downes and Selmont were seated.

2. **Special Permit Application**
Clearview Farm Preserve
Phase II LLC
940 Cornwall Avenue
Accessory Apartment
Section 30, Schedule A, Permitted Uses
Para. 5
- PH 6/22/20**
MAD 8/26/20

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

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed accessory apartment at 940 Cornwall Avenue as shown on plans entitled "Clearview Farm Preserve Phase II, Lot 1, Cornwall Avenue Extension" dated May 27, 2020, are consistent with the requirements of the Cheshire Zoning Regulations and hereby approves this application conditioned upon compliance with comments from the Cheshire Fire Department dated June 18, 2020.

Discussion

Mr. Todisco stated that this accessory dwelling will have minimal effect on the traffic and should be approved.

VOTE The motion passed unanimously by those present.

VIII. NEW BUSINESS

1. **Special Permit Application**
Brodach Copper Ridge LLC
11 Copper Valley Court
Accessory Apartment
SCHEDULED FOR JULY 13, 2020
2. **Special Permit Application**
LaBarge, LLC member Jami C. Ferguson
125 Commerce Court
Manufacturer Permit for beer and brew pub
SCHEDULED FOR JULY 13, 2020
3. **Special Permit Application**
Richard Chevrolet/Jill Silverman
Highland Avenue
To construct a new building and parking area
For Richard Chevrolet.
SCHEDULED FOR JULY 27, 2020

4. TABLED APPLICATIONS

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

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

IX. ADJOURNMENT

MOTION by Mr. Bowman; seconded by Mr. Natale.

MOVED to adjourn the meeting at 8:17 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk