

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING PUBLIC HEARING HELD ON TUESDAY, SEPTEMBER 29, 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
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; Robert Brucato, S. Woody Dawson, John Kardaras, Gil Linder, Louis Todisco.
Alternates: Robert Anderson, Casey Downes, Tom Selmont
Absent: Matthew Bowman
Staff: William Voelker, Town Planner; Suzanne Simone, Environmental Planner

I. CALL TO ORDER

Chairman Kurtz called the public hearing to order at 7:30 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. PLEDGE OF ALLEGIANCE

The group Pledged Allegiance to the Flag.

V. BUSINESS

Secretary Natale read the call of public hearing.

1. Special Permit Application

**Michael Delaney
154 Mixville Road
Accessory Apartment**

Mr. Delaney presented his application for an accessory apartment permit for 154 Mixville Road. He informed the Commission that the apartment had a permit in the past and a family member lived in the apartment. This person moved out, and another family member will move into the apartment. Therefore, he is requesting approval for another permit for an accessory apartment.

Chairman Kurtz noted the prior accessory apartment approval, and the applicant is now requesting another approval for a family member to reside in the apartment.

The issue of smoke detectors was raised by Mr. Brucato who asked if they are installed or being added to the apartment.

Mr. Delaney said the smoke detectors are in the apartment, and he will be linking them into the building fire alarm system.

Fire Department Comments dated 9/23/20 from Chief Casner and Deputy Fire Marshal Kozlowski were read into the record by Mr. Voelker.

The Commission was informed by Mr. Voelker that the application meets all of the requirements such as access and connections.

The subject property accessory apartment is 700 S.F. in an R-20 zone and has public water and sewers. Mr. Voelker explained the regulations allow for an apartment up to 900 S.F. and this apartment is smaller at 700 S.F.

With regard to the CFD procedure for insuring smoke detectors are installed, Mr. Natale asked if the apartment is looked at and installation confirmed.

Mr. Voelker advised that with a building permit, the CFD is informed. The applicant, Mr. Delaney, can contact Fire Marshal Kozlowski directly and make sure the installation is acceptable to CFD.

Mr. Delaney agreed to everything required by the Commission.

Mr. Dawson and Mr. Natale agreed this application is self-explanatory and meets regulations.

There were no further comments or questions. Chairman Kurtz closed the public hearing.

2. **Special Permit Modification**
Rondo's Realty LLC
1721 Highland Avenue
Parking expansion for restaurant

VI. ADJOURNMENT

MOTION by Mr. Kardaras; seconded by Mr. Natale

MOVED to adjourn the public hearing at 7:40 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk