

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING TUESDAY, SEPTEMBER 29, 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](https://www.youtube.com/channel/UC4_xey3QjJmwe57R_6K94Dw)  
Public comments accepted at [Comments@cheshirect.org](mailto: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](http://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 special meeting to order at 7:40 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.

**V. ACCEPTANCE OF MINUTES – Public Hearing 9/14/20 and Special Meeting 9/14/20**

Ms. Downes was the Alternate.

MOTION by Mr. Natale; seconded by Mr. Dawson

MOVED to approve and accept the minutes of the Public Hearing of 9/14/20 and Special Meeting of 9/14/20 subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

**VI. COMMUNICATIONS**

Mr. Selmont was the Alternate.

- 1. Letter from Ryan McEvoy, P.E. Associate Milone and MacBroom dated 9/14/20 Re: Requesting an additional ninety (90) day extension to file The Subdivision Map for the approved: Caley Property Subdivision South Meriden Road and Colton Lane.**

Mr. Voelker read the letter into the record of the meeting. He informed the Commission that there are no issues with the extension request, and the applicant can request another extension under the statutes.

MOTION by Mr. Natale; seconded by Mr. Kardaras.

MOVED that the Cheshire Planning and Zoning Commission hereby authorizes a 90-day extension to file the final subdivision documents on the Cheshire Land Records for the approved Caley Property Subdivision Meriden Road and Colton Lane.

VOTE The motion passed unanimously by those present.

## **VII. UNFINISHED BUSINESS**

Ms. Downes was the Alternate.

### **1. Special Permit Application**

**Michael Delaney**  
**154 Mixville Road**  
**Accessory Apartment**

MOTION by Mr. Brucato; seconded by Mr. Dawson.

MOVED that the Cheshire Planning and Zoning Commission finds that the accessory apartment at 150 Mixville Road is consistent with Section 30, Schedule A, Item 5 and Section 40 (Special Permits) of the Cheshire Zoning Regulations and hereby approves this application conditioned upon compliance with comments from the Cheshire Fire Department dated September 23, 2020.

VOTE The motion passed unanimously by those present.

### **2. Special Permit Modification**

**Rondo's Realty LLC**  
**1721 Highland Avenue**  
**Parking expansion for restaurant**  
**RESCHEDULED FOR OCTOBER 14, 2020**

This application is awaiting comments from the engineering consultant.

## **VIII. NEW BUSINESS**

### **1. Special Permit Application**

**Hope R. Reinhard**  
**104 Elm Street**  
**Non-profit Used Bookstore/training**  
**SCHEDULED FOR OCTOBER 14, 2020**

This application was discussed with the Town Attorney and Mr. Voelker said It will be a used bookstore servicing people with special needs.

**\*2. Special Permit Application**  
**Counterweight Brewing Company LLC**  
**7 Diana Court**  
**Earth Removal Waiver(s) Section 25.5(9)**  
**SCHEDULED FOR OCTOBER 14, 2020**

**\*\*3. Earth Removal, Filling or Regrading Permit**  
**Counterweight Brewing Company LLC**  
**7 Diana Court**  
**Waiver Subsection 9 under Section 25.5**  
**SET FOR PUBLIC HEARING ON 10/14/20**

**4. TABLED APPLICATIONS**

**a. Zone Map Change Petition**  
**Ricci Construction Group Inc.**  
**687 South Main Street**  
**R-20 to R-20A**  
**PUBLIC HEARING ON 10/14/20**

**b. Site Plan Application**  
**Counterweight Brewing Company LLC**  
**7 Diana Court**  
**To establish a Brewery with a tasting room with**  
**Food service including food trucks, a restaurant**  
**With entertainment and event facilities.**  
**SET FOR 10/14/20**

**IX. ADJOURNMENT**

MOTION by Mr. Dawson; seconded by Mr. Kardaras.

MOVED to adjourn the special meeting at 7:46 p.m.

VOTE           The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk