

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION REGULAR MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, OCTOBER 26, 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)*

Present

Earl J. Kurtz III, Chairman; Jeff Natale, Secretary; Robert Brucato, John Kardaras, Gil Linder, Louis Todisco.

Alternates: Casey Downes

Absent: Matthew Bowman, S. Woody Dawson, Sean Strollo; Alternates – Robert Anderson and Tom Selmont

Staff: William Voelker, Town Planner; Suzanne Simone, Environmental Planner

**I. CALL TO ORDER**

Chairman Kurtz called the regular meeting to order at

**II. ROLL CALL**

Secretary Natale called the roll.

**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.

Ms. Downes was the Alternate Member for the regular meeting.

**V. ACCEPTANCE OF MINUTES – PH 10/14/20 and SM 10/26/20**

MOTION by Mr. Natale; seconded by Mr. Kardaras

MOVED to accept and approve the minutes of the PH of 10/14/20 and SM of 10/14/20 subject to corrections, additions and deletions.

VOTE The motion passed unanimously by those present.

**VI. COMMUNICATIONS**

- 1. Letter from Arnett T. Talbot, Assistant Town Manager dated 7/7/20
RE: 8-24 review for FY 2020-2021 Five Year Capital Expenditure
Plan and Annual Capital Expenditure Budget as required by
Section 7-2 of the Town Charter.

Mr. Voelker read the letter into the record.

MOTION by Mr. Natale; seconded by Ms. Downes

MOVED that the Planning and Zoning Commission finds that the Proposed Fiscal Year
2020-2021 Five-Year Capital Expenditure Plan and Annual Capital Expenditure Budget
for the Town of Cheshire is not in conflict with the 2016 Plan of Conservation and
Development. This shall constitute the Commission’s report relative to a review in
accordance with Section 24 of the Connecticut General Statutes as required by Section
7-2 of the Town Charter.

Discussion

Mr. Natale said he has no problems with this matter, but asked about the \$100,000 for
land acquisition.

It was explained by Mr. Voelker that the Town of Cheshire has a Land Acquisitions
Fund. The Town Council is removing \$100,000 for land acquisition from the fund, which
always has a running balance. He stated the \$100,000 would be used for evaluation,
surveys, and other needs should the Town be offered open space land by a member of
the public.

VOTE The motion passed unanimously by those present.

VII UNFINISHED BUSINESS

- 1. Resubdivision Application PH 10/26/20
Frank Longo MAD 12/30/20
Talmadge Road
2-lots

MOTION by Mr. Natale; seconded by Mr. Kardaras

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed
Resubdivision of 362 Talmadge Road for the creation of one residential building lot as
shown on plans entitled “Resubdivision Map, Longo Property Subdivision, 362
Talmadge Road, Cheshire CT” revised through October 21, 2020 are consistent with
the requirements set forth within the Cheshire Subdivision and Cheshire Zoning

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Regulations, and hereby approves this application conditional upon compliance with comments from the Cheshire Engineering Department dated October 23, 2020.

### Discussion

Mr. Todisco commented on this being a straight forward application, and the lawn being very nice.

Chairman Kurtz also commented in favor of the application, which is a simple two-lot subdivision, with one additional house being built.

VOTE            The motion passed unanimously by those present.

### **VIII. NEW BUSINESS**

1.     **Earth Removal, Filling or Regrading Permit**  
      Joseph Nosal Jr.  
      Fieldstone Court  
      **SET FOR PUBLIC HEARING ON NOVEMBER 9, 2020**
  
2.     **Special Permit Application**  
      DeGennaro Development & Construction LLC  
      Wiese Road & Academy Road  
      Earth Removal Waiver, Section 25.5(9)  
      **SET FOR NOVEMBER 23, 2020**
  
3.     **Earth Removal, Filling or Regrading Permit**  
      DeGennaro Development & Construction LLC  
      Wiese Road & Academy Road  
      Waiver Subsection 9 under Section 25.5  
      **SET FOR NOVEMBER 23, 2020**
  
4.     **Resubdivision Application**  
      DeGennaro Development & Construction LLC  
      Wiese Road & Academy Road  
      22 Lots (Orchard View Subdivision)  
      **SET FOR NOVEMBER 23, 2020**
  
5.     **Special Permit Modification Application**  
      4 Js Associates LLC  
      Highland Avenue  
      Lighting for approved project.  
      **SET FOR NOVEMBER 9, 2020**

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Mr. Voelker stated the 4Js application is for Richard Chevrolet. The applicant neglected to provide a lighting plan and is returning to the Commission to show the plan and how it complies with the regulations.

- 6. Special Permit Application**  
**Town of Cheshire/Public Works & Engineering**  
**1325 Cheshire Street**  
**To construct a 350SF precast bathroom building**  
**With associated parking area in Quinnipiac Park**  
**SET FOR NOVEMBER 23, 2020**

The PW Dept. application is for a simple precast bathroom facility at Quinnipiac Park. There is a special permit because this is a non-residential use in a residential district.

**IX. ADJOURNMENT**

MOTION by Mr. Natale; seconded by Mr. Brucato

MOVED to adjourn the meeting at 7:48 p.m.

VOTE The motion passed unanimously by those present.,

Attest:

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Marilyn W. Milton, Clerk