

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, NOVEMBER 9, 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) soon as possible.*

Present

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

Alternates: Robert Anderson, Casey Downes, Tom Selmont

Absent: Matthew Bowman, S. Woody Dawson, Sean Strollo

Staff: William Voelker, Town Planner

**I. CALL TO ORDER**

Chairman Kurtz called the special meeting to order at 7:45 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. ACCEPTANCE OF MINUTES – SM Public Hearing 10/26/20 and Regular Meeting 10/26/20.**

Mr. Anderson was the alternate for this agenda item.

MOTION by Mr. Natale; seconded by Mr. Brucato

MOVED that the Planning and Zoning Commission approve and accept the minutes of the Public Hearing of 10/26/20 and Regular Meeting of 10/26/20, subject to corrections, additions, deletions.

VOTE           The motion passed unanimously by those present.

**VI. COMMUNICATIONS - None.**

**VII. UNFINISHED BUSINESS**

1. **Earth Removal, Filling or Regrading Permit** **PH 11/09/2020**  
**Joseph Nosal Jr.** **MAD 01/13/2021**  
**Fieldstone Court**  
**SET FOR NOVEMBER 23, 2020**
  
2. **Special Permit Modification Application** **PH 11/09/2020**  
**4 Js Associates LLC** **MAD 01/13/2021**  
**Highland Avenue**  
**Lighting for approved project.**

Mr. Selmont was the alternate for this agenda item

MOTION by Mr. Brucato; seconded by Mr. Kardaras

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed lighting plan for the Richard Chevrolet facility to be constructed at MBL: 28-12, Highland Avenue, which was approved by the Commission on September 14, 2020 conforms to the requirements of Section 33.9 (Outdoor Lighting) of the Cheshire Zoning Regulations and hereby approves this application conditioned upon compliance with comments from the Cheshire Fire Department dated October 30, 2020.

VOTE           The motion passed unanimously by those present.

#### **VIII. NEW BUSINESS**

1. **Special Permit Re-Approval Application**  
**Ball & Socket Arts Inc.**  
**493 West Main Street**  
**SARD for an Arts Center with mixed uses to include**  
**restaurant and retail space.**  
**SET FOR PUBLIC HEARING DECEMBER 14, 2020**
  
2. **Special Permit Application**  
**Scott Farguharson/Baybrook Remodelers**  
**61 Roslyn Drive**  
**Accessory Apartment**  
**SET FOR PUBLIC HEARING NOVEMBER 23, 2020**
  
3. **TABLED APPLICATIONS**
  - a. **Special Permit Application** **PH 11/23/2020**  
**DeGennaro Development & Construction LLC** **MAD 01/27/2021**  
**Wiese Road & Academy Road**

**Earth Removal Waiver, Section 25.5(9)  
TABLED FOR PUBLIC HEARING 11/23/2020**

- b. **Earth Removal, Filling or Regrading Permit** **PH 11/23/2020**  
**DeGennaro Development & Construction LLC** **MAD 01/27/2021**  
**Wiese Road & Academy Road**  
**Waiver Subsection 9 under Section 25.5**  
**TABLED FOR PUBLIC HEARING 11/23/2020**
- c. **Resubdivision Application** **PH 11/23/2020**  
**DeGennaro Development & Construction LLC** **MAD 01/27/2021**  
**Wiese Road & Academy Road**  
**22 Lots (Orchard View Subdivision)**  
**TABLED FOR PUBLIC HEARING 11/23/2020**
- d. **Special Permit Application** **PH 11/23/2020**  
**Town of Cheshire/Public Works & Engineering** **MAD 01/27/2021**  
**1325 Cheshire Street**  
**To construct a 350SF precast bathroom building**  
**With associated parking area in Quinnipiac Park**  
**TABLED FOR PUBLIC HEARING 11/23/2020**

**IX. ADJOURNMENT**

MOTION by Mr. Todisco; seconded by Mr. Natale

MOVED to adjourn the special meeting at 7:50 p.m.

VOTE The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk