

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION REGULAR MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, NOVEMBER 23, 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 as soon as possible.

Present

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

Absent: Matthew Bowman

Alternates: Robert Anderson, Casey Downes, Tom Selmont

Absent: S. Woody Dawson

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

I. CALL TO ORDER

Chairman Kurtz called the regular meeting to order at 8:33 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.

IV. PLEDGE OF ALLEGIANCE

The group Pledged Allegiance to the Flag.

V. ACCEPTANCE OF MINUTES – P.H. 11/9/20 and S.M. 11/9/20

Mr. Anderson was the alternate member for agenda item V.

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

MOVED to approve and accept the minutes of the Public Hearing of 11/9/20 and Special Meeting of 11/9/20 subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

VI. COMMUNICATIONS

None

VII. UNFINISHED BUSINESS

Mr. Anderson was the alternate member for the Nosal application

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| 1. Earth Removal, Filling or Regrading Permit | PH 11/09/2020 |
| <u>Joseph Nosal Jr.</u> | PH 11/23/20 |
| Fieldstone Court | MAD 01/27/20212 |

MOTION by Mr. Natale; seconded by Mr. Brucato

MOVED that the Cheshire Planning and Zoning Commission finds that the proposal for filling and regrading as shown on plans entitled "Site Plan for Earth Regrading Permit, MBL:19-58, Fieldstone Court, Cheshire CT" dated October 13, 2020, is consistent with the requirements set forth within Section 25 of the Cheshire Zoning Regulations and hereby approves this application conditioned upon compliance with comments from Anchor Engineering dated November 3, 2020.

VOTE The motion passed unanimously by those present.

Mr. Anderson was the alternate member for the 61 Roslyn Drive application

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| 2. Special Permit Application | PH 11/23/20 |
| <u>Scott Farguharson/Baybrook Remodelers</u> | MAD 01/27/2021 |
| 61 Roslyn Drive | |
| Accessory Apartment | |

MOTION by Mr. Natale; seconded by Mr. Brucato

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed accessory apartment at 61 Roslyn Drive, as shown on plans submitted by the applicant is consistent with the requirements set forth in Section 30, Schedule A, Item 5 of the Cheshire Zoning Regulations, and hereby approves this application. This approval is conditioned upon compliance with comments from the Cheshire Fire Department dated November 17, 2020.

VOTE The motion passed unanimously by those present.

Mr. Selmont was the alternate for the 1325 Cheshire Street application.

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| 3. Special Permit Application | PH 11/23/2020 |
| <u>Town of Cheshire/Public Works & Engineering</u> | MAD 01/27/2021 |
| 1325 Cheshire Street | |
| To construct a 350SF precast bathroom building | |
| With associated parking area in Quinnipiac Park | |

MOTION by Mr. Dawson; seconded by Mr. Brucato

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed bathroom facility at Quinnipiac Park, as shown on plans entitled “Quinnipiac Park, Proposed Bathroom Facility, 1325 Cheshire Street, Cheshire CT”, dated June 15, 2020 is consistent with the requirements set forth within Section 40 (Special Permits) of the Cheshire Zoning Regulations, and hereby approves this application. . This approval is conditioned upon compliance with comments from the Cheshire Fire Department dated November 17, 2020.

VOTE The motion passed unanimously by those present.

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| 4. | Special Permit Application
<u>DeGennaro Development & Construction LLC</u>
Wiese Road & Academy Road
Earth Removal Waiver, Section 25.5(9)
CONTINUED TO DECEMBER 14, 2020 | PH 11/23/2020
MAD 01/27/2021 |
| 5. | Earth Removal, Filling or Regrading Permit
<u>DeGennaro Development & Construction LLC</u>
Wiese Road & Academy Road
Waiver Subsection 9 under Section 25.5
CONTINUED TO DECEMBER 14, 2020 | PH 11/23/2020
MAD 01/27/2021 |
| 6. | Resubdivision Application
<u>DeGennaro Development & Construction LLC</u>
Wiese Road & Academy Road
22 Lots (Orchard View Subdivision)
CONTINUED TO DECEMBER 14, 2020 | PH 11/23/2020
MAD 01/27/2021 |

Mr. Strollo was recused from agenda item VIII Bonds.

Ms. Downes and Mr. Selmont were the alternate members for item VIII, Bonds.

***VIII. BONDS**

Road Acceptance – Strollo Court – Cedar Crest Subdivision

MOTION by Mr. Natale; seconded by Mr. Brucato

MOVED that in accordance with the November 20, 2020 letter from Public Works Director George Noewatne, the Cheshire Planning and Zoning Commission

recommends that the Town Council accept Strollo Court, in its entirety, as a Town road, all as shown on a map entitled "Subdivision Map Cedar Crest Subdivision, 920 Jarvis Street, Cheshire, Connecticut" Scale 1"=40', dated January 16, 2015, revised to June 4, 2015, Sheets No. 1 and 2 prepared by Milone and MacBroom Inc, 99 Realty Drive, Cheshire CT 06410. Acceptance by the Town Council should be conditional upon the recording of the warranty deed for the Town right-of-way and related legal documents as approved as to form and content by the Town Attorney. At the time of acceptance, the existing performance bond may be released and a maintenance bond in the amount of \$8,071.64 will be posted, and mylar copies of the road as-built shall be provided to the Engineering Department.

VOTE The motion passed unanimously by those present.

IX. NEW BUSINESS

1. **Special Permit Application**
687 South Main Street
687 South Main Street
Planned Residential Infill Development – 7 townhouse
Style units with associated access drives and utilities
(Section 43.8)
SET FOR PUBLIC HEARING ON DECEMBER 14, 2020

2. **Special Permit Application**
905 S. Main Street LLC
905 South Main Street
Medical Testing Facility
Request to waive public hearing
SCHEDULED FOR DECEMBER 14, 2020

MOTION by Mr. Linder; seconded by Mr. Dawson

MOVED that the Planning and Zoning Commission grants a waiver of public hearing for 905 S. Main Street special permit application.

Discussion

Town Planner Voelker informed the Commission that this medical testing facility is located at the CVS on South Main Street as a COVID-19 testing site. The structure is temporary; it is a modular building; and CVS has requested a waiver of the public hearing. Mr. Voelker stated there must be some level of due process for this temporary structure.

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The Commissioners discussed granting the public hearing waiver or taking other action regarding this temporary structure. It was noted that due to testing taking place at the site, there is backup of traffic onto South Main Street. Following discussion, the Commissioners agreed to waive the public hearing and schedule the special permit application for December 14th PZC meeting.

VOTE The motion passed unanimously by those present.

****3 Special Permit Application**
Apex Developers LLC
15 Monarch Place
Accessory Apartment
SET FOR PUBLIC HEARING DECEMBER 14, 2020

4. TABLED APPLICATIONS

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.
TABLED FOR PUBLIC HEARING DECEMBER 14, 2020

Before adjournment, Mr. Voelker reminded the Commissioners to check their e-mails over the weekend before a Monday meeting. The Planning Department receives information late in the day on a Friday before a meeting, and this information is then e-mailed to the Commissioners.

X. ADJOURNMENT

MOTION by Mr. Brucato; seconded by Mr. Kardaras

MOVED to adjourn the regular meeting at 8:51 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk