

AGENDA

PLANNING AND ZONING COMMISSION – Regular Meeting – Monday - DECEMBER 14, 2020
to immediately follow the 7:30 p.m. Public Hearing
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

- I. CALL TO ORDER
- II. ROLL CALL
- III. DETERMINATION OF QUORUM
- IV. PLEDGE OF ALLEGIANCE
- V. ACCEPTANCE OF MINUTES: S.M. Public Hearing 11/23/2020
Regular Meeting 11/23/2020
- VI. ELECTION OF OFFICERS
- VII. APPROVAL OF 2021 MEETING DATES
- VIII. COMMUNICATIONS
 - 1. Letter from Anthony J. Fazzino, Esq., dated 12/1/2020
RE: Requesting further extension of the ninety (90) day period to file
the subdivision map for: Subdivision Approval-Miller Napolitano
Wolff, LLC and Tri-Star Development, LLC – North End Parcels –
Dated June 8, 2020
 - 2. Pre-Application Review dated December 2, 2020
Tri-Star Development, LLC
Miller, Napolitano, Wolff, LLC
Interchange Special Development Project and Subdivision Approval
Highland Avenue, I-691 and Dickerman Road
 - 3. Letter from Ryan McEvoy, PE, Milone & MacBroom dated 12/7/2020
RE: Request for an additional 90-day extension to file the final
subdivision documents on the Cheshire land records for the approved
Caley Property Subdivision – South Meriden Road and Colton Lane
- IX. UNFINISHED BUSINESS
 - 1. Special Permit Application MAD 02/16/2020
Menemsha Solutions: General Contractor
905 South Main Street
Medical Testing Facility

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| 2. Special Permit Application
<u>DeGennaro Development & Construction LLC</u>
Wiese Road & Academy Road
Earth Removal waiver Section 25.5 (9) | P.H. 11/23/2020
P.H. 12/14/2020
MAD 02/17/2020 |
| 3. Earth Removal, Filling or Regrading Permit
<u>DeGennaro Development & Construction LLC</u>
Wiese Road & Academy Road
Waiver Subsection 9 under Section 25.5 | P.H. 11/23/2020
P.H. 12/14/2020
MAD 02/17/2020 |
| 4. Resubdivision Application
<u>DeGennaro Development & Construction , LLC</u>
Wiese Road & Academy Road
21 lots (Orchard View Subdivision) | P.H. 11/23/2020
P.H. 12/14/2020
MAD 02/17/2020 |
| 5. Special Permit Reapproval Application
<u>Ball & Socket Arts, Inc.</u>
493 West Main Street
SARD for an Arts Center with mixed uses to include restaurant and retail space | P.H. 12/14/2020
MAD 02/17/2020 |
| 6. Special Permit Application
<u>687 South Main, LLC</u>
687 South Main Street
Planned Residential Infill Development - 7 townhouse style units with associated access drives and utilities (Section 43.8) | P.H. 12/14/2020
MAD 02/17/2020 |
| 7. Special Permit Application
<u>Apex Developers LLC</u>
15 Monarch Place
Accessory Apartment | P.H. 12/14/2020
MAD 02/17/2020 |

X. BONDS

1. Road Acceptance – Beechwood Court-Clearview Farm Preserve Subdivision

XI. NEW BUSINESS

1. Zone Text Change Petition
Bozzuto's Inc.
Section 48 Interchange Zone Regulation:
To delete Section 48.2b) 2) last paragraph
Storage, warehouse uses and distribution centers are prohibited except as incidental to a permitted use. Truck terminals are prohibited.

NEW: 48.2 Permitted Uses:
Add: Section 48.2 h) Storage, Warehouses, and distribution centers with trucking facilities incidental to the main use.

2. Earth Removal, Filling or Regrading Permit
Nosal Properties of South Main Street, LLC
944 South Main Street
Waiver Subsection 9 under Section 25.5
3. Special Permit Application
Nosal Properties of South Main Street, LLC
944 South Main Street
Coffee shop with drive-thru
Section 30, Sch. B Para. 40a and Section 40.

XII. ADJOURNMENT