

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, JANUARY 11, 2021

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; Matthew Bowman, Robert Brucato, S. Woody Dawson, John Kardaras, Gil Linder, Louis Todisco.

Absent:

Alternates: Robert Anderson, Casey Downes, Tom Selmont

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

I. CALL TO ORDER

Chairman Kurtz called the regular meeting to order at 8:11 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 – Public Hearing of 12/14/20 and Regular Meeting of 12/14/20.

MOTION by Mr. Natale; seconded by Mr. Strollo

MOVED to approve and accept the minutes of the Public Hearing of 12/14/20 and Regular Meeting of 12/14/20 subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

VI. COMMUNICATIONS

VII. UNFINISHED BUSINESS

Mr. Bowman made a mistake, thought application #1 was approved at the December meeting; he spoke with the applicant; and asked to be recused from application #1.

Ms. Downes was the alternate member for application #1.

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|---|---|
| <p>1. 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</p> | <p>PH 12/14/20
MAD 02/17/21</p> |
|---|---|

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

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed Infill Residential Development as shown on plans entitled “Proposed Residential Infill Development, 687 South Main Street, Cheshire CT” revised through December 11, 2020, are consistent with the requirements set forth in Section 43.8 (Planned Residential Infill Development) and Section 40 (Special Permits) of the Cheshire Zoning Regulations and hereby approves this application conditioned upon the following:

1. Compliance with comments from the Cheshire Fire Department dated December 10, 2020.
2. Compliance with comments from the South Central Regional Water Authority dated December 10, 2020.

Discussion

Mr. Voelker noted this application received WPCA approval.

Mr. Brucato commented on this being a well designed project which will fit well in the area of town...job well done.

Mr. Todisco thought the subject application was approved, but did not speak with anyone, and will not be recused from acting on the application.

Mr. Linder and Mr. Dawson were not present at the December 14, 2020 meeting. Both Commissioners stated they watched the meeting and read the minutes and are prepared to take action on the application.

VOTE The motion passed unanimously by those present.

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
TABLED TO 01/25/2021
PH 01/11/2021
MAD 03/17/2021

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
TABLED TO 01/25/2021
PH 01/11/2021
MAD 03/17/2021

4. **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 48.2h) Storage, Warehouses and Distribution Centers
With trucking facilities incident to the main use.
PUBLIC HEARING CONTINUED TO JANUARY 25, 2021
P.H. 01/11/21
MAD 03/17/2021

VIII. NEW BUSINESS

1. **Special Permit Modification Application**
Ball & Socket Arts Inc.
493 West Main Street
To activate buildings 2 and 3
SET FOR PUBLIC HEARING ON JANUARY 25, 2021

2. **Earth Removal, Fill or Regrading Permit**
PABCO Inc.
Marion Road
Waiver subsection 3, 9 and 11 under Section 25.5
SCHEDULED FOR JANUARY 25, 2021

3. **Special Permit Application**
PABCO Inc.
1415 Marion Road
Grading related to re-subdivision
SCHEDULED FOR JANUARY 25, 2021

4. **Resubdivision Application**
PABCO Inc.
Marion Road
13-lots – McKinley Estates
SCHEDULED FOR JANUARY 25, 2021

5. **Modification of Special Development Plan within an Interchange SDD**
Miller, Napolitano, Wolff, LLC and Tri-Star Development LLC
1953, 2037 and 2061 Highland Avenue/I-691 and Dickerman Road
Revising the Special Development Plan to show less public road and lots reduced to seven (7) and revising the proposed uses.
SCHEDULED FOR JANUARY 25, 2021

6. **Earth Removal, Filling or Regrading Permit**
Miller, Napolitano, Wolff, LLC and Tri-Star Development LLC
1953, 2037 and 2061 Highland Avenue/I-691 and Dickerman Road
Waiver Request-Subsection 3, 9 and 11 under Section 25.5
SCHEDULED FOR JANUARY 25, 2021

7. **Special Permit Application**
Miller, Napolitano, Wolff, LLC and Tri-Star Development LLC
1953, 2037 and 2061 Highland Avenue/I-691 and Dickerman Road
Earth Removal/Filling or Regrading in conjunction with the Re-subdivision application Tri-Star Development, LLC and Miller, Napolitano, Wolff, LLC
SCHEDULED FOR JANUARY 25, 2021

8. **Resubdivision Application**
Miller, Napolitano, Wolff, LLC and Tri-Star Development LLC
1953, 2037 and 2061 Highland Avenue/I-691 and Dickerman Road
7-Lots
SCHEDULED FOR JANUARY 25, 2021

IX. ADJOURNMENT

MOTION by Mr. Dawson ; seconded by Mr. Brucato

MOVED to adjourn the meeting at 8:17 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk