

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION
REGULAR MEETING HELD IMMEDIATELY FOLLOWING THE PUBLIC
HEARING HELD ON MONDAY, JANUARY 23, 2012 AT 7:30 P.M. IN
COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE
CT 06410**

Present

Earl Kurtz, Chairman; Tali Maidelis, Secretary; Lelah Campo, Martin Cobern, S.
Woody Dawson, John Kardaras, Gil Linder, Louis Todisco

Alternates – Edward Gaudio

Absent: Sean Strollo; Alternates Leslie Marinaro and Jim Bulger.

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Mr. Kurtz called the special meeting to order at 9:02 p.m.

Mr. Kurtz read the fire safety announcement.

II. ROLL CALL

Mr. Maidelis called the roll.

III. DETERMINATION OF QUORUM

Following roll call a quorum was determined to be present.

IV. PLEDGE OF ALLEGIANCE

The group Pledged Allegiance to the Flag.

**V. ACCEPTANCE OF MINUTES – P.H. 12/12/2011 and
Regular Meeting 12/12/2011.**

MOTION by Mr. Maidelis; seconded by Mr. Dawson.

MOVED to approve the minutes of the Public Hearing of 12/12/2011 and Regular
Meeting of 12/12/2011 subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

VI. COMMUNICATIONS

1. Letter received from David Emerson dated 1/4/2012
RE: In-law apartment renewal – 30 Rising Trail.

MOTION by Mr. Cobern; seconded by Mr. Maidelis.

MOVED that the Planning and Zoning Commission grant a five year extension of the approval for the in-law apartment, property located at 30 Rising Trail, Assessor's Map No. 91, Lot No. 231, in an R-20 Zone.

With the following stipulations:

1. All previous stipulations shall remain in effect.
2. This approval shall expire on January 23, 2017.
The applicant may request an extension of the permit by providing the Commission with a notarized statement verifying that the use of the in-law apartment complies with the regulations and that the resident of the in-law apartment qualifies under these regulations.

VOTE The motion passed unanimously by those present.

2. Letter from Mary E. Thompson-Kelly dated 1/17/2012
RE: In-law apartment renewal – 12 Heath Court

MOTION by ; seconded by

MOVED that the Planning and Zoning Commission grant a five year extension of the approval for the in-law apartment, property located at 12 Heath Court. Assessor's Map No. 48, Lot No. 98, in an R-20 Zone.

With the following stipulations:

1. All previous stipulations shall remain in effect.
2. This approval shall expire on January 23, 2017.
The applicant may request an extension of the permit by providing the Commission with a notarized statement verifying that the use of the in-law apartment complies with the regulations and that the resident of the in-law apartment qualifies under these regulations.

VOTE The motion passed unanimously by those present.

3. Save the Date: CFPZA Annual Conference – 3/15/2012
CFPZA Quarterly Newsletter Winter 2012

VII. UNFINISHED BUSINESS

1. **Resubdivision Application**
Kathie A. Welch
Reservoir Road
3-lots

PH 1/9/12
PH 1/23/12
MAD 3/28/12

APPLICATION POSTPONED TO 2/15/12 PUBLIC HEARING

2. **Special Permit Application** **PH 1/23/12**
Gas Development-Cheshire LLC **MAD 3/28/12**
490 West Main Street
Redevelopment of existing gas station and
car wash to a gas station
APPLICATION CONTINUED TO 2/145/12.

3. **Subdivision Application** **PH 1/23/12**
Verna Properties LLC **MAD 3/28/12**
175 Wiese Road
9 lots (Pemberley Estates)
APPLICATION CONTINUED TO 2/15/12.

4. **Special Permit Application** **PH 1/23/12**
JAD Partners LLC **MAD**
435 Highland Avenue
Two new buildings planned for
Medical/Professional office Use
Public Hearing 2/15/12.
APPLICATION SET FOR PUBLIC HEARING ON 2/15/12

VIII. BONDS
Maintenance Bond Release
Kensington Estates

MOTION by Mr. Dawson; seconded by Mr. Maidelis.

MOVED that, in accordance with the memorandum from the Engineering Department dated January 11, 2012, the Planning and Zoning Commission authorizes the release of the Maintenance Bond for Kensington Estates.

VOTE The motion passed unanimously by those present.

IX. NEW BUSINESS

1. **Special Permit Application**
Paghona Hamawi
510 Cornwall Avenue
Day Care Center
Scheduled for public hearing on February 15, 2012

2. **Subdivision Application**
Sunrise Land Associates LLC

**South Meriden Road (RTE 70) and
Oregon Road**

8-lots

Scheduled for public hearing on February 15, 2012

3. Other Planning and Zoning Commission Business

a. Monthly Report from Zoning Enforcement Officer

The Commission reviewed and accepted the report.

b. Other

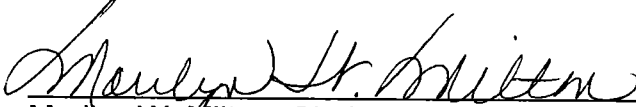
X. ADJOURNMENT

MOTION by Mr. Cobern; seconded by Mr. Dawson.

MOVED to adjourn the regular meeting at 9:10 p.m.

VOTE The motion passed unanimously by those present.

Attest:



Marilyn W. Milton, Clerk