

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION REGULAR MEETING HELD IMMEDIATELY FOLLOWING THE PUBLIC HEARING/SPECIAL MEETING ON TUESDAY, MAY 28, 2013 IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

Earl Kurtz, Chairman; Sean Stollo, Vice Chairman; Martin Cobern, S. Woody Dawson, Edward Gaudio, John Kardaras, Gil Linder, Louis Todisco.

Absent: Lelah Campo and Alternates James Bulger and Leslie Marinaro

Staff: William Voelker, Town Planner

**I. CALL TO ORDER**

Mr. Kurtz called the regular meeting to order at 8:52 p.m.

Mr. Kurtz read the fire safety announcement.

**II. ROLL CALL**

Mr. Kurtz 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 – Public Hearing 5/13/13 and Special Meeting 5/13/13**

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

MOVED that the minutes of the Public Hearing of 5/13/13 and Special Meeting of 5/13/13 be approved subject to corrections, additions, deletions.

VOTE           The motion passed unanimously by those present.

**VI. BUSINESS**

- 1. Zone Text Change Petition**  
**Bozzuto's Inc.**  
**To add Paragraph 59B to Section 30, Schedule A.**  
**Permitted Uses**  
***“Warehousing, wholesale business and...***  
**PUBLIC HEARING CONTINUED TO 6/10/13**

**PH 5/28/13**  
**MAD 8/1/03**

2. **Special Permit Application** **PH 5/28/13**  
**Dalton Enterprises, Inc.** **MAD 8/1/13**  
**71 Willow Street**  
**Alternate Truck Access**  
**PUBLIC HEARING CONTINUED TO 6/10/13**
  
3. **Special Permit Application** **MAD 7/31/13**  
**714-716 South Main LLC**  
**714-716 South Main Street**  
**Construct Elevator to provide handicap**  
**Access and proposed additional parking**

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

MOVED that the Planning and Zoning Commission approve the special permit application of 714-716 South Main LLC to construct an elevator to provide handicap access and provide additional parking as generally shown on Assessor's Map No. 71, Lot No. 95 in an R-20A zone as shown on plans entitled "Proposed Parking Improvements, 714-716 South Main Office Park Condominium, 714-716 South Main Street, Cheshire, Connecticut" prepared by Milone and MacBroom, 99 Realty Drive, Cheshire, Connecticut, and dated May 15, 2008.

This approval is conditioned upon the following stipulations:

1. Conformance with comments from the Cheshire Police Department  
Dated June 28, 2008.
2. Conformance with comments from the Cheshire Fire Department  
Dated June 23, 2008.

The Commission notes that the applicant will not be using the fourth floor for occupancy, and that it will only function as an attic in accordance with the original approval.

VOTE           The motion passed unanimously by those present.

**4.    **Tabled Applications****

- a. **Zone Text Change Petition** **PH 6/10/13**  
**Core Development, LLC** **MAD 8/14/13**  
**To add a new section: Section 43.8**  
**Planned Residential Infill Development**  
**And add Para. 6G to Section 30, Schedule A,**  
**Permitted Uses.**  
**TABLED FOR PUBLIC HEARING ON 6/10/13**

- b. **Special Permit Application** **PH 6/10/13**  
**Ricci Construction Group Inc.** **MAD 8/14/13**  
John Ricci  
1142 Sperry Road/Crestwood Drive  
Rear Lot Access  
WITHDRAWN
  
- c. **Subdivision Application** **PH 6/10/13**  
**Ricci Construction Group Inc.** **MAD 8/14/13**  
John Ricci  
1142 Sperry Road/Crestwood Drive  
4-lots  
WITHDRAWN
  
- d. **Resubdivision Application** **PH 6/10/13**  
**Housing Authority Risk Retention Group** **MAD 8/14/13**  
Commerce Court  
2-lots  
TABLED FOR PUBLIC HEARING ON 6/10/13
  
- e. **Subdivision Application** **PH 6/10/13**  
**Diversified Cook Hill LLC** **MAD 8/14/13**  
Peck Lane  
3-lots  
TABLED FOR PUBLIC HEARING ON 6/10/13

**VII. NEW BUSINESS**

- 1. **Zone Map Change Application**  
**Cheshire Route 10 LLC**  
I-C zone to I-C.S.D.D.  
SET FOR PUBLIC HEARING ON 6/24/13
  
- 2. **COMBINED APPLICATION FOR ZONE CHANGE  
TO AND APPROVAL AS AN I.S.D.D. AND APPROVAL  
OF I.S.D.P.**  
**Cheshire Route 10 LLC**  
1953, 1973, 1989, 2037, And 2061 Highland Avenue  
Dickerman Road and I-691  
SET FOR PUBLIC HEARING ON 6/24/13
  
- 3. **Earth Removal, Filling or Regrading Permit**  
**Cheshire Route 10 LLC**  
Highland Avenue, Dickerman Road, I-691  
SET FOR PUBLIC HEARING ON 6/24/13

**4. OTHER PLANNING AND ZONING COMMISSION BUSINESS**

**1. Monthly Report from Zoning Enforcement Officer**  
**No report.**

**2. Other**

**VI. ADJOURNMENT**

MOTION by Mr. Cobern; seconded by Mr. Kardaras

MOVED to adjourn the regular meeting at 9:00 p.m.

VOTE The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk