

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, APRIL 14, 2014, AT 7:30 P.M. IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

Earl Kurtz, Chairman; Sean Stollo, Vice Chairman; Lelah Campo, Secretary; Edward Gaudio, Gil Linder, Vincent Lentini, John Kardaras, Louis Todisco.

Absent: S. Woody Dawson

Alternates: Jon Fischer, Leslie Marinaro, Diane Visconti

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Mr. Kurtz called the special meeting to order at 9:26 p.m.

Mr. Kurtz read the fire safety announcement.

II. ROLL CALL

Ms. Campo 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 – PH 3/10/14, S.M. 3/10/14, PH 3/24/14 and R.M. 3/24/14

MOTION by Mr. Gaudio; seconded by Mr. Lentini.

MOVED to approve the minutes of PH 3/10/14, S.M. 3/10/14, PH 3/24/14 and R.M. 3/24/14, subject to corrections, additions, deletions.

Correction – 3/10/14, Mr. Todisco was present.

VOTE The motion passed unanimously by those present.

VI. UNFINISHED BUSINESS

- | | |
|---|-------------------|
| 1. Zone Text Change Amendment | PH 2/24/14 |
| <u>Town of Cheshire</u> | PH 3/10/14 |
| To amend Section 23, Definitions | PH 3/24/14 |
| Add: Recreation Active and Recreation, Passive | PH 4/14/14 |

**To amend Section 30 Schedule A, Permitted
Uses, Item 29A
To amend and add to Section 32, Schedule B,
Item 7.
NO CHANGE; NO ACTION TAKEN**

2. **Special Permit Application** **PH 3/24/14**
Core Development LLC **PH 4/14/14**
589 South Main Street **MAD 6/18/14**
13 Unit Planned Residential Infill Development
PUBLIC HEARING CLOSED

(Mr. Gaudio recused from MHD application; Mr. Fischer is the alternate)

3. **Special Permit Application** **PH 4/14/14**
MHD Realty LLC **MAD 6/18/14**
420 South Main Street
To establish a mix of 2 dwelling units
With professional offices as regulated
By Section 30, Sch. A. Item 3B of the
Cheshire Zoning Regulations

MOTION by Mr. Kardaras; seconded by Mr. Lentini.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposal to establish a mix of 2 dwelling units with professional offices as shown on plans presented by the applicant is consistent with Section 30, Schedule A, Item 3b of the Cheshire Zoning Regulations, and hereby approves this application.

VOTE The motion passed unanimously by those present.

4. **Waiver request of Section 11.1 of the** **PH 4/14/14**
Subdivision Regulations **MAD 6/18/14**
Karen A. Reims
27 East Ridge Court
Requesting waiver of Section 5.6 CUL-DE-SAC
STREET OR DEAD END STREET, LIMITATIONS
& Subsection 5.6.1.
PUBLIC HEARING CLOSED
5. **Special Permit Application** **PH 4/14/14**
Karen A. Reims **MAD 6/18/14**
27 East Ridge Court
Accessory Secondary Dwelling,
Section 30, Sch. A. Para 1B
PUBLIC HEARING CLOSED

VII. NEW BUSINESS

1. **Resubdivision Application**
Kathie A. Welch
Reservoir Road
3 (2 new) Lots
SET FOR PUBLIC HEARING ON MAY 12, 2014

2. **Special Permit Modification Application**
Apex Developers LLC
South Meriden Road
Modification to remove driveway location

3. **Subdivision Modification Application**
Apex Developers LLC
South Meriden Road
Modification to remove driveway location

Mr. Voelker informed the Commission that the Apex applications are for minor modifications with shifting of the driveways of two houses.

Mr. Voelker read a letter from Ryan McEvoy, P.E. Milone and MacBroom, dated 3/31/14 into the record.

MOTION by Mr. Gaudio; seconded by Ms. Marinaro

MOVED that the Planning and Zoning Commission approve the waiver of the public hearing for the applications of Apex Developers LLC.

VOTE The motion passed unanimously by those present.

The Apex Developers LLC applications were set for the meeting of May 12, 2014.

4. **Special Permit Application**
Richard A. Field
758 Peck Lane
In-law apartment
Sec. 30, Sch. A. Para. 5
SET FOR PUBLIC HEARING ON MAY 12, 2014

5. **Zone Map Change Petition**
BeMore Investments LLC
314 West Main Street
From R-20 to R-20A
SET FOR PUBLIC HEARING ON MAY 12, 2014

Before adjournment, Mr. Voelker reported that Ron Walters from the Regional Water Authority will be a guest at the next Commission meeting to discuss the Plan of Conservation and Development.

Mr. Voelker informed the Commissioners that the Plan of Conservation and Development meetings may be moved to a Wednesday. He will e-mail Commissioners with a list of meeting dates.

VIII. ADJOURNMENT

MOTION by Ms. Marinaro; seconded by Mr. Stollo.

MOVED to adjourn the special meeting at 9:42 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk