

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, JUNE 9, 2014, IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present

Earl J. Kurtz, Chairman; John Kardaras, Gil Linder, Louis Todisco.

Absent: Lelah Campo, S. Woody Dawson, Edward Gaudio, Vincent Lentini, Sean Strollo

Alternates: Jon Fischer, Diane Visconti. Absent: Leslie Marinaro

Staff: William Voelker, Town Planner

Guests: Boy Scout Troop 51, Cheshire CT

I. CALL TO ORDER

Chairman Kurtz called the special meeting to order at 7:57 p.m.

Mr. Kurtz read the fire safety announcement.

II. ROLL CALL

The clerk 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.

Chairman Kurtz acknowledged Ms. Visconti and Mr. Fischer as the alternates for all applications before the Commission at this meeting.

V. ACCEPTANCE OF MINUTES – P.H. 5/27/14 and Regular Meeting 5/27/14

MOTION by Mr. Todisco; seconded by Mr. Linder

MOVED to accept and approve the minutes of the Public Hearing of 5/27/14 and Regular Meeting of 5/27/14 subject to corrections, deletions, additions.

Correction: John Kardaras was absent from the meeting.

VOTE The motion passed 5-0-1; Kardaras abstained.

VI. COMMUNICATIONS

Public Informational Meeting – State Project Nos. 25-144 and 25-145

Farmington Canal Heritage Trail Extension, Cheshire, Connecticut

To be held: Wednesday, June 18, 2014, 7:00 p.m. Cheshire Town Hall

Council Chambers, (Question and Answer period to immediately follow the presentation)

VII. UNFINISHED BUSINESS

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| <p>1. Zone Text Change Amendment
<u>Town of Cheshire</u>
To amend Section 23, Definitions
Add: Recreation Active and Recreation,
Passive
To amend Section 30 Schedule A, Permitted
Uses, Item 29A
NO ACTION</p> | <p>PH 2/24/14
PH 3/10/14
PH 3/24/14
PH 4/14/14
PH 4/28/14
PH 5/12/14
PH 5/27/14</p> |
| <p>2. Resubdivision Application
<u>Kathie A. Welch</u>
Reservoir Road
3 (2 new) lots
DEFERRED TO P.H. 6/23/14</p> | <p>PH 5/12/14
PH 5/27/14
PH 6/9/14
MAD 8/13/14</p> |
| <p>3. Special Permit Application
<u>Ricci Construction Group</u>
50 Prinz Court
Sec. 30, Sch. A. Para 5.
In-Law apartment</p> | <p>PH 6/9/14
MAD 8/13/14</p> |

MOTION by Mr. Todisco; seconded by Mr. Fischer.

MOVED that the Cheshire Planning and Zoning Commission finds that the application of the Ricci Construction Group to establish a 750 square foot in-law apartment at 50 Prinz Court as shown on plans submitted by the applicant are consistent with the requirements of Section 30, Schedule A, Item 5 of the Cheshire Zoning Regulations and hereby approves this application.

VOTE The motion passed 5-0-1; Kardaras abstained.

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| <p>4. Subdivision Application
<u>John Hilzinger</u>
Cheshire Street
2-lots</p> | <p>PH 6/9/13
MAD 8/13/14</p> |
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MOTION by Mr. Todisco; seconded by Ms. Visconti.

MOVED that the Cheshire Planning and Zoning Commission finds that the application, as amended, to include paving of the driveway of lot #2, and to create two building lots at 1715 Cheshire Street as shown on plans entitled "Hilzinger Street Subdivision, 1715 Cheshire Street, Cheshire CT" dated April 4, 2014, and revised through June 9, 2014, are consistent with the Cheshire Subdivision Regulations and the Cheshire Zoning Regulations, and hereby approves this application.

VOTE The motion passed unanimously by those present.

5. TABLED APPLICATIONS

1. Special Permit Application

David Riccio

95 Brookside Place

In-Law apartment

SET FOR PUBLIC HEARING ON 6/23/14

2. Zone Map Change Petition

Ball & Socket Arts Inc.

493 West Main Street

I-1 to S.A.R.D.D. zone

**To allow existing vacant manufacturing
Facility to be used as an arts center with
Mixed uses to include restaurant and
Retail space.**

SET FOR PUBLIC HEARING ON 6/23/14

3. Special Permit Application

Ball & Socket Arts Inc.

493 West Main Street

Special Adaptive Reuse Development District

And Special Adaptive Reuse Development

SET FOR PUBLIC HEARING ON 6/23/14

VIII. NEW BUSINESS

1. Special Permit Application

BeMore Investments LLC

314 West Main Street

Family Dental Office

SCHEDULED FOR JULY 14, 2014.

Before adjournment, the presence of the Boy Scouts, Troop 51, was acknowledged by the Commission. The Scouts were in attendance as a requirement for their "Citizenship in the Community" badge.

Town Planner Voelker explained the application process and the Commission's voting process on an application. In his remarks, Mr. Voelker encouraged the Scouts to serve their community and participate as a board/commission/committee member when they are old enough to serve in such a capacity.

IX. ADJOURNMENT

MOTION by Mr. Kardaras; seconded by Mr. Todisco

MOVED to adjourn the meeting at 8:08 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk