

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION REGULAR MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, JUNE 23, 2014, IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410.

Present

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

Absent: Lelah Campo, S. Woody Dawson

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

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Chairman Kurtz called the regular meeting to order at 10:01 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.

V. ACCEPTANCE OF MINUTES

PUBLIC HEARING 6/9/14 and SPECIAL MEETING 6/9/14

MOTION by Mr. Kardaras; seconded by Mr. Todisco

MOVED to accept the minutes of the Public Hearing of 6/9/14 and Special Meeting of 6/9/14 subject to corrections, additions, deletions.

VOTE The motion passed 8-0-1; Lentini abstained.

VI. COMMUNICATIONS

VII. 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, | PH 4/14/14 |
| Passive | PH 4/28/14 |
| To amend Section 30 Schedule A, Permitted | PH 5/12/14 |

- | | | |
|-----------|-----------------------------------|--------------------|
| | Uses, Item 29A | PH 5/27/14 |
| | NO ACTION | PH 6/9/14 |
| 2. | Resubdivision Application | PH 6/23/14 |
| | <u>Kathie A. Welch</u> | PH 5/12/14 |
| | Reservoir Road | PH 5/27/14 |
| | 3 (2 new) lots | PH 6/9/14 |
| | Deferred to 6/23/14 P.H. | PH 6/23/14 |
| | | MAD 8/23/14 |
| 3. | Special Permit Application | PH 6/23/14 |
| | <u>David Riccio</u> | MAD 8/23/14 |
| | 95 Brookside Place | |
| | In-law apartment | |
- MOTION by Mr. Todisco; seconded by Mr. Kardaras.
- MOVED that the Cheshire Planning and Zoning Commission finds that the application of David Riccio to establish a 750 square foot in-law apartment at 95 Brookside Place 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 unanimously by those present.
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|-----------|--|--------------------|
| 4. | Zone Map Change Petition | PH 6/23/14 |
| | <u>Ball & Socket Arts Inc.</u> | MAD 8/23/14 |
| | 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 spaces. | |
| | P.H. CONTINUED TO 7/14/14 | |
| 5. | Special Permit Application | PH 6/23/14 |
| | <u>Ball & Socket Arts Inc.</u> | MAD 8/27/14 |
| | 493 West Main Street | |
| | Special Adaptive Reuse Development District | |
| | And Special Adaptive Reuse Development | |
| | P.H. CONTINUED TO 7/14/14 | |
| 6. | TABLED APPLICATIONS | |
| | a. Special Permit Application | |
| | <u>BeMore Investments LLC</u> | |
| | 314 West Main Street | |

**Family Dental Office
SET FOR PUBLIC HEARING on 7/14/14**

VIII. NEW BUSINESS

**1. Special Permit Application
Consulting and Design LLC
905 West Main Street
Renovate existing convenience store for Dunkin
Donuts and Drive Thru.
SET FOR PUBLIC HEARING ON 7/14/14**

**2. Subdivision Application
8 lots on Cook Hill Road
SET FOR PUBLIC HEARING ON 7/28/14**

3. OTHER PLANNING AND ZONING COMMISSION BUSINESS

a. Review of Survey for Plan of Conservation and Development.

The survey will be an agenda item on July 14th for adoption by the Commission. Following Commission approval the survey will be posted on the Town web site, and will be available at the Cheshire Library and Town Hall. Mr. Voelker requested Commissioners review the survey questions, and forward any comments or suggestions to him or Mr. Linder.

THE MEETING FOR THE "PLAN OF CONSERVATION AND DEVELOPMENT" WILL BE HELD ON WEDNESDAY, JULY 2ND AT 7:30 P.M.

b. Monthly Report from Zoning Enforcement Officer

The report was accepted by the Commission.

IX. ADJOURNMENT

MOTION by Mr. Kardaras; seconded by Mr. Todisco

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

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk