

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION PUBLIC HEARING HELD ON MONDAY, JUNE 8, 2015, AT 7:30 P.M. IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410.

Present

Earl J. Kurtz, Chairman; Edward Gaudio, Secretary; Members: S. Woody Dawson, John Kardaras, Vincent Lentini, Louis Todisco. Alternates - Jon Fischer and Diane Visconti
Absent: Sean Strollo, Gil Linder, David Veleber
Staff: William Voelker, Town Planner

I. CALL TO ORDER

Chairman Kurtz called the public hearing to order at 7:30p.m.

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. BUSINESS

Town Planner Voelker read the call of public hearing for each application.

1. **Special Permit Application**
Patrick A. Duffy
604 Mixville Road
In-Law Apartment
Section 30, Sch. A. Para. 5.

PH 6/8/15
MAD 8/11/15

Patrick Duffy, 604 Mixville Road, Cheshire CT presented his application for an in-law apartment as an addition to the rear of his house. He has met with Town staff, received direction and guidance, and submitted sketches of the floor plan and the plot plan.

Mr. Voelker informed the Commissioners that the floor plan submitted by the applicant shows a 750 sq. ft. addition to the subject property.

Mr. Voelker read comments from the Fire Department into the record of the meeting. He noted the Fire Department reviewed the floor plan and is satisfied with it.

Architect Mike Wysoczanski stated he designed the apartment; a survey has been submitted; and the layout of the apartment has been submitted to the Planning Department. The addition will be attached to the existing house (kitchen and dining room area) with a separate entrance for the occupant, the applicant's mother-in-law.

Under the zoning regulations, Mr. Voelker stated the apartment must have an entry to the main house and separate entrance for the apartment. The application complies with this requirement.

Mr. Wysoczanski submitted an updated sketch of the floor plan for the file.

Regarding the house, Ms. Visconti asked about it being a two-family house with the proposed addition in the rear.

This was a single family house built in 1845, and Mr. Duffy explained that it was converted into a two-family house since that time. The in-law apartment will be attached to the first floor main residence, and a smoke detection system will be installed for all three living units. The house sits on 1.64 acres of land.

Mr. Voelker stated this is an accessory apartment allowed under the regulations.

The Commission was informed by Mr. Duffy that the house has city sewer and water and gas heat. The apartment will be in the rear of the first floor.

THERE WERE NO PUBLIC COMMENTS OR QUESTIONS. THE PUBLIC HEARING WAS CLOSED.

VI. ADJOURNMENT

MOTION by Mr. Todisco; seconded by Mr. Gaudio.

MOVED to adjourn the public hearing at 7:40 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk