

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING 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 special meeting to order at 7:41 p.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. ACCEPTANCE OF MINUTES: MAY 11, 2015 PUBLIC HEARING
MAY 11, 2015 SPECIAL MEETING**

MOTION by Mr. Lentini; seconded by Mr. Dawson.

MOVED that the minutes of the Public Hearing of May 11, 2015 and Special Meeting of May 11, 2015 be approved subject to corrections, additions, deletions.

VOTE The motion passed 7-0-1; Visconti abstained.

VI. COMMUNICATIONS

**1. Letter from Tim Slocum, Chairman, Cheshire Town Council dated 5/27/15
RE: Notice of Expired Plan of Conservation and Development.**

Town Planner Voelker read the letter regarding extension of submission of the POCD to the State of Connecticut into the record.

Mr. Voelker advised that the General Assembly extended the time once again, but the communication to the State is required by Section 8-23. This statute has been amended to reflect the extension of time for submission of the POCD.

VII. UNFINISHED BUSINESS

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

MOTION by Mr. Dawson; seconded by Mr. Kardaras.

MOVED that the Planning and Zoning Commission finds that the application to construct an in-law accessory dwelling unit as shown on plans submitted by the applicant, Patrick A. Duffy, are consistent with the standards set forth in Section 30, Schedule A, Item 5 of the Cheshire Zoning Regulations, and hereby approves this application conditioned upon compliance with comments from the Cheshire Fire Department dated June 8, 2015.

VOTE The motion passed unanimously by those present.

VIII. NEW BUSINESS

1. **Zone Text Change Petition**
Fredric M. Kudish
Section 30, Schedule A to add
Subsection 23C - to permit outdoor
Events on a working farm.
SCHEDULED FOR PUBLIC HEARING JULY 13, 2015

Mr. Voelker explained that this application must go to the regional planning agencies which have 35 days to respond.

2. **Special Permit Application**
The Nevar Company
676 West Main Street
Rear Lot Access for 3 lots
SCHEDULED FOR PUBLIC HEARING JUNE 22, 2015
3. **Subdivision Application**
The Nevar Company
676 West Main Street
5-Lot Subdivision
SCHEDULED FOR PUBLIC HEARING JUNE 22, 2015
4. **Site Plan Application**
Whole Foods Market
400 East Johnson Avenue
Proposed parking expansion/pavement
Expansion

This site plan application is scheduled for June 22, 2015.

Mr. Voelker stated he would have staff reports for applications which will be submitted to the Commissioners.

IX. ADJOURNMENT

MOTION by Mr. Kardaras; seconded by Mr. Dawson

MOVED to adjourn the special meeting at 7:55 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk