

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, JULY 13, 2015, 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, Gil Linder, Louis Todisco.

Alternates - Jon Fischer and Diane Visconti

Absent: Sean Strollo and Louis Todisco; Alternate Leslie Marinaro.

Staff: William Voelker, Town Planner

**I. CALL TO ORDER**

Chairman Kurtz called the special meeting to order at 8:40 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: JUNE 22, 2015 PUBLIC HEARING AND JUNE 22, 2015 SPECIAL MEETING**

MOTION by Mr. Dawson; seconded by Mr. Kardaras

MOVED that the minutes of the Public Hearing of June 22, 2015 and Special Meeting of June 22, 2015 be approved subject to corrections, additions, deletions.

Correction: Gil Linder and David Veleber were present at the June 22, 2015 meeting.

VOTE The motion passed.

**VI. UNFINISHED BUSINESS**

- 1. Special Permit Application**  
**The Nevar Company**  
**676 West Main Street**  
**Rear Lot Access for 3 lots**

**PH 6/22/15**  
**PH 7/13/15**  
**MAD 9/16/15**

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

MOVED that the Planning and Zoning Commission finds that the proposed rear lot access for the subdivision of land at 676 West Main Street, as shown on plans entitled "Subdivision of 676 West Main Street, Cheshire, Connecticut, dated May 15, 2015, and revised through July 10, 2015 are consistent with Section 40 (Special Permits) of the Cheshire Zoning Regulations and Section 5.5 of the Cheshire Subdivision Regulations and hereby approves this application.

This action is conditioned upon compliance with comments from the Cheshire Police Department dated July 3, 2015, and the Cheshire Fire Department dated June 18, 2015.

VOTE           The motion passed unanimously by those present.

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| <b>2.     Subdivision Application</b><br><b>      <u>The Nevar Company</u></b><br><b>      676 West Main Street</b><br><b>      5-lot subdivision</b> | <b>PH 6/22/15</b><br><b>PH 7/13/15</b><br><b>MAD 9/16/15</b> |
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MOTION by Mr. Dawson; seconded by Mr. Kardaras.

MOVED that the Planning and Zoning Commission finds that the proposal to create five residential building lots at 676 West Main Street, as shown on plans entitled "Subdivision of 676 West Main Street, Cheshire, Connecticut, dated May 15, 2015, and revised through July 10, 2015 are consistent with the Cheshire Zoning Regulations and the Cheshire Subdivision Regulations and hereby approves this application.

This action is conditioned upon compliance with comments from the Cheshire Police Department dated July 3, 2015, and the Cheshire Fire Department dated June 18, 2015.

VOTE           The motion passed unanimously by those present.

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| <b>3.     Zone Text Change Petition</b><br><b>      <u>Fredric M. Kudish</u></b><br><b>      Section 30, Schedule A to add</b><br><b>      Subsection 23C - to permit outdoor</b><br><b>      Events on a working farm.</b><br><b>      PUBLIC HEARING CONTINUED TO SEPTEMBER 14, 2015</b> | <b>PH 7/13/15</b><br><b>MAD 9/16/15</b> |
| <b>4.     Subdivision Modification Application</b><br><b>      <u>Napolitano Cook Hill LLC</u></b><br><b>      Cook Hill Road</b>  | <b>PH 7/13/15</b><br><b>MAD 9/16/15</b> |

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



2. **Sidewalk Waiver Request**  
**Apex Developers LLC**  
**Coleman Road**  
**PUBLIC HEARING SCHEDULED FOR SEPTEMBER 14, 2015**
  
3. **Subdivision Application**  
**Apex Developers LLC**  
**Coleman Road**  
**7 lots (6 new, one existing)**  
**PUBLIC HEARING SCHEDULED FOR SEPTEMBER 14, 2015**

**VI. ADJOURNMENT**

MOTION by Mr. Veleber; seconded by Mr. Dawson.

MOVED to adjourn the special meeting at 8:55 p.m.

VOTE           The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk