

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION REGULAR MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARING ON MONDAY, DECEMBER 14, 2015, AT 7:30 P.M. IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410.**

Present

Earl J. Kurtz, Chairman; Sean Stollo, Vice Chairman; Members: S. Woody Dawson, Edward Gaudio, John Kardaras, Vincent Lentini, Gil Linder, Louis Todisco, David Veleber.

Alternates - Jon Fischer and Jeff Natale

Staff: William Voelker, Town Planner

**I. CALL TO ORDER**

Chairman Kurtz called the regular meeting to order at 8:00 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 - Public Hearing, 11/23/15 and Regular Meeting 11/23/15**

MOTION by Mr. Todisco; seconded by Mr. Veleber.

MOVED to approve and accept the minutes of the Public Hearing of 11/23/15 and Regular Meeting to 11/23/15 subject to corrections, additions, deletions.

VOTE           The motion passed unanimously by those present.

Chairman Kurtz moved the election of officers and approval of meeting dates to the end of the agenda.

**VI. ELECTION OF OFFICERS**

**VII. APPROVAL OF 2016 MEETING DATES**

**VIII. COMMUNICATIONS (None)**

**IX. UNFINISHED BUSINESS**

1. **Special Permit Application** **PH 12/14/15**  
**MAD 02/17/16**  
**H and H RE, LLC**  
**Moss Farms Road**  
**To re-approve rear lot Accessway in an**  
**Approved 2-lot subdivision**

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

MOVED that the Cheshire Planning and Zoning Commission finds that the re-approval for the rear lot access way at 916 Moss Farms Road as shown on plans entitled "Site Plan, Alternate 1, Connelly Property Subdivision, 916 Moss Farms Road, Cheshire CT" dated June 25, 2015 are consistent with Section 5.5 (Rear Lots) of the Cheshire Subdivision Regulations and Section 40 (Special Permits) of the Cheshire Zoning Regulations and hereby approves this application.

VOTE The motion passed unanimously by those present.

2. **Special Permit Application** **PH 12/14/15**  
**MAD 02/17/16**  
**92 Main Street LLC**  
**92 Main Street**  
**Massage and Facials**

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

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed massage and skin care facility as shown on plans prepared by the applicant is consistent with Section 30, Schedule A, Item 46, and Section 40 of the Cheshire Zoning Regulations, and hereby approves this application, conditioned upon compliance with comments from the Cheshire Fire Department dated December 11, 2015.

VOTE The motion passed unanimously by those present.

**Mr. Strollo was recused from application #3. Mr. Fischer was the alternate.**

3. **Special Permit Application** **PH 12/14/15**  
**MAD 02/17/16**  
**SRJSA Properties LLC**  
**1525 Highland Avenue**  
**Addition of 2,400 S.F. Garage**

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

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed construction of a 4,800 square foot garage building as shown on plans entitled "Site Development Plan, Proposed Garage, 1525 Highland Avenue, Cheshire CT" dated November 16, 2015 and revised through December 9, 2015 are consistent with Section 40 of the Cheshire Zoning Regulation, and hereby approves this application,

conditioned upon compliance with comments from the Cheshire Fire Department dated December 11, 2015.

VOTE The motion passed unanimously by those present.

**X. NEW BUSINESS**

1. **Special Permit Application**  
**Fred Kudish**  
**35 South Meriden Road**  
**Outdoor events on existing working farm**  
**Sec. 23C**  
**SET FOR PUBLIC HEARING ON JANUARY 11, 2016**
  
2. **Special Permit Application**  
**Town of Cheshire/Water Pollution Control**  
**Authority**  
**Cook Hill Road**  
**Small (95 SF) addition to existing pump station**  
**WITHDRAWN**

Mr. Voelker explained that this application must receive IWW approval before being heard by the PZC.

**3. Other Planning and Zoning Commission Business**

Chairman Kurtz commended former Commissioner Leslie Marinaro for her 16+ years of service on the PZC, and expressed appreciation for her dedication and service to the community.

Mr. Dawson acknowledged Ms. Marinaro's many years of service on the PZC, as she made sure things were done properly, was very thorough, treated everyone with respect, and she will be missed.

Mr. Todisco commented on Ms. Marinaro's strong work ethic, her knowledge, and ability to do a great job as an alternate member of the PZC.

**a. Monthly Report from Zoning Enforcement Officer**

The Commission reviewed and accepted the ZEO Report.

**CHAIRMAN**

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

MOVED to elect Earl J. Kurtz Jr. Chairman of the Planning and Zoning Commission.

Nominations were called three times; there were no further nominations and nominations were closed.

VOTE The motion passed unanimously by those present.

**VICE-CHAIRMAN**

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

MOVED to elect Sean Strollo Vice-Chairman of the Planning and Zoning Commission.

Nominations were called three times; there were no further nominations and nominations were closed.

VOTE The motion passed unanimously by those present.

**SECRETARY**

MOTION by Mr. Gaudio; seconded by Mr. Dawson.

MOVED to elect David Veleber as Secretary of the Planning and Zoning Commission.

Nominations were called three times; there were no further nominations and nominations were closed.

VOTE The motion passed unanimously by those present.

**VII. APPROVAL OF 2016 MEETING DATES**

MOTION by Mr. Dawson; seconded by Mr. Gaudio

MOVED that the Planning And Zoning Commission approve the meeting dates for 2016, as attached and made part of these minutes.

**Discussion**

Mr. Voelker informed the Commissioners that the POCD meetings will be held on the 2nd Wednesday of each month; all other meetings are in compliance with the by-laws; and the PZC can change the dates as needed. The Commission must start a formal review of the POCD, refer it to the Town Council, hold another public hearing, and adopt the Plan after the public hearing. The process should be completed in a few months.

Aquifer Protection Agency Meetings - the dates will be filed with the Town Clerk, and can be amended and approved at a January 2016 meeting.

VOTE The motion passed unanimously by those present.

**XI. ADJOURNMENT**

MOTION by Mr. Veleber; seconded by Mr. Gaudio

MOVED to adjourn the regular meeting at 8:17 p.m.

VOTE           The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk