

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD ON MONDAY, JANUARY 11, 2016, 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, John Kardaras, Vincent Lentini, Gil Linder, Louis Todisco, David Veleber.

Alternates - Jon Fischer, Jeff Natale

Absent: Edward Gaudio and James Jinks.

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Chairman Kurtz called the special meeting to order at 7:31 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 12/14/15
and REGULAR MEETING 12/14/15**

MOTION by Mr. Lentini; seconded by Mr. Todisco

MOVED to accept and approve the minutes of the Public Hearing of 12/14/15 and Regular Meeting of 12/14/15, subject to corrections, additions, deletions.

Corrections to 2016 Meeting Dates: Planning and Zoning Commission - July **25**, 2016; October 24, 2016 (**eliminate "Thursday"**); Aquifer Protection Agency - July **25**, 2016 and October 24, 2016 (**eliminate "Thursday"**).

VOTE The motion was unanimously approved with corrections stated.

VI. COMMUNICATIONS

- 1. Letter from Glenn and Kathleen Holland dated 12/23/15
RE: In-law apartment renewal for 1189 Rice Avenue.**

Mr. Voelker read the letter into the record.

MOTION by Mr. Todisco; seconded by Mr. Veleber

MOVED that the Planning and Zoning Commission grant a five year extension of the approval for the in-law apartment, property located at 1189 Rice Avenue, Assessor's Map No. 24, Lot No. 85 in an R-40 Zone.

With the following stipulations:

1. All previous stipulations shall remain in effect.
2. This approval shall expire on January 11, 2021. The applicant may request an extension of the permit by providing the Commission with a notarized statement verifying that the use of the in-law apartment complies with the regulations and that the resident of the in-law apartment qualifies under these regulations.

VOTE The motion passed unanimously by those present.

2. **Letter from John Granatelli dated 12/20/15**
RE: In-Law apartment renewal for 6 Pondsides Place.

Mr. Voelker read the letter into the record.

MOTION by Mr. Veleber; seconded by Mr. Fischer

MOVED that the Planning and Zoning Commission grant a five year extension of the approval for the in-law apartment, property located at 6 Pondsides Place, Assessor's Map No. 91, Lot No. 198 in an R-40 Zone cluster zone.

With the following stipulations:

1. All previous stipulations shall remain in effect.
2. This approval shall expire on January 11, 2021. The applicant may request an extension of the permit by providing the Commission with a notarized statement verifying that the use of the in-law apartment complies with the regulations and that the resident of the in-law apartment qualifies under these regulations.

VOTE The motion passed unanimously by those present.

3. **Letter from George Noewatne dated 1/4/16**
RE: West Ridge Court Road Acceptance - Meadowview Estates
Subdivision.

Mr. Voelker read the letter into the record.

MOTION by Mr. Dawson; seconded by Mr. Kardaras

Commission will hold one more public hearing, following Council and planning agency review, prior to adoption of the Plan.

Conflict of Interest Document - Mr. Dawson stated there have been changes to the document and expressed concerns about the effect on Commissioners acting and voting on applications.

Mr. Todisco read an excerpt from Section 8 of the document into the record.

Commissioners agreed that they must adhere to the document, and if issues of possible conflict arise, they can recuse themselves from acting on an application.

VIII. ADJOURNMENT

MOTION by Mr. Veleber; seconded by Mr. Todisco

MOVED to adjourn the special meeting at 8:00 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk