

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION REGULAR MEETING HELD ON MONDAY, FEBRUARY 22, 2016, IMMEDIATELY FOLLOWING THE 7:30 P.M. PUBLIC HEARINGS, 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, Vincent Lentini, Gil Linder, Louis Todisco, David Veleber.

Alternates - Jeff Natale, James Jinks

Absent: John Kardaras (left meeting at 9:50 p.m.); Edward Gaudio and Jon Fischer

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Chairman Kurtz called the special meeting to order at 9:51 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 SPECIAL MEETING - JANUARY 11, 2016

MOTION by Mr. Stollo; seconded by Mr. Veleber.

MOVED to approve and accept the minutes of the Special Meeting of January 11, 2016 subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

VI. COMMUNICATIONS

1. Letter from Dean B. Fiske dated 1/13/16

RE: to request a 90 day extension for filing the subdivision Mylar on The land records for the approved 676 West Main Street Subdivision.

Town Planner Voelker read the letter into the record of the meeting.

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

MOVED that the Planning and Zoning Commission approves the request of Dean B. Fiske requesting a 90 day extension to file final subdivision documents for the approved subdivision, 676 West Main Street, Cheshire, Connecticut.

VOTE The motion passed unanimously by those present.

- 2. Letter from Anthony J. Fazzino, Esq. dated 1/19/16**
RE: Cedar Crest Subdivision - Jarvis Street: Road Name.
Town Planner Voelker read the letter into the record of the meeting.

Commissioner Strollo was recused from this agenda item.

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

MOVED that the Planning and Zoning Commission hereby approves the approve the name "Strollo Court" as the name of the cul-de-sac in the approved Cedar Court Subdivision.

VOTE The motion passes 7-0; Strollo recused; Dawson absent from chambers.

- 3. Letter from Thomas Szabo received 2/5/16**
RE: In-law apartment renewal for 388 Dryden Drive, Cheshire CT

MOTION by Mr. Veleber; seconded by Mr. Natale.

MOVED that the Planning and Zoning Commission grants a five-year extension of the approval of the in-law apartment, property located at 388 Dryden Drive, Cheshire Connecticut, 06410, Assessor's Map No. 77, Lot No. 187, in an R-20 Zone with the following stipulations:

1. All previous stipulations shall remain in effect.
2. This approval shall expire on February 22, 2012. 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.

- 4. Connecticut Federation of Planning and Zoning Agencies 68th Annual Conference to be held March 17, 2016.**

The invitation to Commissioners to attend this meeting was in the packets. Mr. Voelker requested Commissioners planning to attend the conference to notify the Planning Department.

VII. UNFINISHED BUSINESS

- 1. Special Permit Application**
Rudy Farricelli

PH 2/22/16
MAD 4/27/16

**110 Mayview Avenue
Temporary trailer on site for living.**

MOTION by Mr. Strollo; seconded by Mr. Lentini.

MOVED that the Planning and Zoning Commission finds that the application for a temporary trailer meets the standards set forth under Section 30, Schedule A, Item 9 of the Cheshire Zoning Regulations, and hereby approves this application. This approval is for a temporary trailer only, and will expire on February 22, 2017.

Discussion

Mr. Voelker pointed out there are two trailers on the property -- one is for storage and the other is a living unit trailer.

VOTE The motion passed unanimously by those present.

2. **Waiver Requests** PH 2/22/16
Clearview Farm Preserve LLC MAD 4/27/16
**Pursuant to Section 11.1 Variances or Waivers
Of Regulations of the Subdivision Regulations;
The applicant hereby requests the following waivers:
Section 5.6.2 Permissible Lengths
Section 6.10.1 Sidewalks
Section 6.5 Intersections
PUBLIC HEARING CONTINUED TO MARCH 14, 2016**
3. **Special Permit Application** PH 2/22/16
Clearview Farm Preserve LLC MAD 4/27/16
**947 Cornwall Avenue
Rear Lot Access for 3 lot
PUBLIC HEARING CONTINUED TO MARCH 14, 2016**
4. **Subdivision Application** PH 2/22/16
Clearview Farm Preserve LLC MAD 4/27/16
**947 Cornwall Avenue
21 lots
PUBLIC HEARING CONTINUED TO MARCH 14, 2016**
5. **TABLED APPLICATIONS**
 1. **Special Permit Application** PH 02/08/16
Fred Kudish PH 2/22/16
35 South Meriden Road PH 3/14/16
Outdoor events on existing working farm MAD 5/18/16
**(Sec. 23C).
TABLED FOR PUBLIC HEARING ON 3/14/16**

2. **Special Permit Application**
Rondo's Realty LLC
1717 & 1721 Highland Avenue
Expanded parking facilities serving
Proposed 3,300 s.f. restaurant addition with
Outdoor patio dining area
TABLED FOR PUBLIC HEARING ON 3/14/16
- PH 3/13/16
MAD 5/18/16

VIII. NEW BUSINESS

1. **Special Permit Application**
CK East Johnson South LLC
150 East Johnson Avenue
Regrading of property for extension
SET FOR PUBLIC HEARING ON MARCH 28, 2016
2. **Earth Removal, Filling or Regrading Permit**
CK East Johnson South LLC
150 East Johnson Avenue
SET FOR PUBLIC HEARING ON MARCH 28, 2016
3. **Site Plan Modification Application**
Ralph Pasaquarella - RALO Properties
15 Burton Drive
Expansion of current use Refrigerated
Distribution Warehouse.
SET FOR PUBLIC HEARING ON MARCH 14, 2015.
4. **Zone Text Change Petition**
Fazzone Investments and Properties LLC
To amend Section 30, Sch. A. Permitted Uses,
Para. 40a and add Para 40.b
SET FOR PUBLIC HEARING ON APRIL 11, 2016.
5. **Other Planning and Zoning Commission Business.**
- A. Referral of the Plan of Conservation and Development to
The Town Council and Regional Planning Agencies.**
- Mr. Voelker informed the Commissioners that he is near completion of the final draft of the Plan. He will include a narrative comparing the Town and State Plans. The Commission will have copies of the final draft prior to the next meeting, and will then refer the Plan by formal submission to the Town Council and Regional Planning Agencies.

- B. Monthly Report from the Zoning Enforcement Officer.**
The report was reviewed and accepted by the Commission.

IX. ADJOURNMENT

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

MOVED to adjourn the meeting at 10:09 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk