

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7: 30 P.M. PUBLIC HEARING ON MONDAY, JUNE 13, 2016 AT 7:30 P.M. IN COUNCIL CHAMBERS, 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, James Jinks, Jeff Natale

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Chairman Kurtz called the special meeting to order at 8:26 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 May 23, 2016 and Regular Meeting, May 23, 2016.

MOTION by Mr. Lentini; seconded by Mr. Veleber.

MOVED to approve the minutes of the Public Hearing of May 23, 2016 and Regular Meeting of May 23, 2016 subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

VI. COMMUNICATIONS

1. Letter received from Ravi Date dated 5/24/16 RE: In-law Apartment Renewal for 350 Wallingford Road.

Secretary Veleber read the letter into the record of the meeting.

MOTION by Mr. Veleber; seconded by Mr. Kardaras.

MOVED that the Planning and Zoning Commission grant a five year extension of the approval for the in-law apartment, property located at 350 Wallingford Road, Assessor's Map No. 65, Lot No. 62, in an R-40 zone.

With the following stipulations:

1. All previous stipulations shall remain in effect.
2. This approval shall expire on June 13, 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 Anthony J. Fazzone Esq. dated 5/16/16 RE: Apex Developers LLC - Requesting a one-year extension of the Earth Removal, Filling and Regrading Permit for Cedar Crest Subdivision.**

Secretary Veleber read the letter into the record of the meeting.

MOTION by Mr. Todisco; seconded by Mr. Lentini.

MOVED that the Cheshire Planning and Zoning Commission finds that the applicant has satisfied the requirements set forth in Section 25.8.1A of the Cheshire Zoning Regulations for a one-year extension of the Earth Removal, Filling and Regrading Permit within the Cedar Crest Subdivision, and hereby grants approval of this request.

VOTE The motion passed unanimously by those present.

VII. UNFINISHED BUSINESS

- | | | |
|----|--|-------------|
| 1 | Waiver Requests | PH 2/22/16 |
| | <u>Clearview Farm Preserve LLC</u> | PH 3/14/16 |
| | Pursuant to Section 11.1 Variances or Waivers | PH 3/28/16 |
| | Of Regulations of the Subdivision Regulations | PH 4/25/16 |
| | | PH 5/9/16 |
| | | MAD 7/13/16 |
| 2. | Special Permit Application | PH 2/22/16 |
| | <u>Clearview Farm Preserve LLC</u> | PH 3/14/16 |
| | 947 Cornwall Avenue | PH 3/28/16 |
| | Rear Lot Access for 3 lots | PH 4/25/16 |
| | | PH 5/9/16 |
| | | MAD 7/13/16 |
| 3. | Subdivision Application | PH 2/22/16 |
| | <u>Clearview Farm Preserve LLC</u> | PH 3/14/16 |

**947 Cornwall Avenue
21 lots**

**PH 3/28/16
PH 4/25/16
PH 5/9/16
MAD 7/13/16**

Clearview Subdivision Applications scheduled for July 11, 2016.

- 4. Special Permit Application** **PH 5/9/16**
Cheshire Academy Inc. **PH 5/23/16**
10 Main Street/Academy Road **PH 6/13/16**
Reconstruction and relocation of Cheshire **MAD 8/17/16**
Academy's Facilities Building and Construction
Of 13 new Faculty Housing Units

MOTION by Mr. Dawson; seconded by Mr. Strollo.

MOVED that the Cheshire Planning and Zoning Commission finds that the proposal for construction of a new facilities maintenance building and 13 units of faculty housing as shown on plans entitled "Cheshire Academy, East Campus Improvements, 10 Main Street, Cheshire CT" revised through May 16, 2016 are consistent with the requirements set forth in Section 40 (Special Permits) of the Cheshire Zoning Regulations, and hereby approves this application, conditioned upon compliance with the comments from the Cheshire Police Department dated May 4, 2016 and the Cheshire Fire Department dated June 9, 2016.

VOTE The motion passed unanimously by those present.

- 5. Special Permit Application** **PH 5/23/16**
BFAM Investments LLC **PH 6/13/16**
129 Mountain Brook Circle **MAD 8/17/16**
Rear Lot Access Way
PUBLIC HEARING CONTINUED TO JUNE 27, 2016.

- 6. Earth Removal, Fill or Regrading** **PH 5/23/16**
Nosal Properties of Cheshire LLC **PH 6/13/16**
Lot 3, Fieldstone Court **MAD 8/17/16**

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

MOVED that the Cheshire Planning and Zoning Commission finds that the proposed earth removal to be done in concert with the construction of an industrial warehouse facility as shown on plans entitled "Proposed Warehouse Facility, Fieldstone Court, Cheshire, Connecticut" revised through June 13, 2016, are consistent with the requirements set forth in Section 25 of the Cheshire Zoning Regulations, and hereby approves this application.

VOTE The motion passed unanimously by those present.

7. **Site Plan Application** **MAD 7/12/16**
Nosal Properties of Cheshire LLC
Lot 3 Fieldstone Court
Construction of industrial warehouse with
Parking and utilities.

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

MOVED that the Cheshire Planning and Zoning Commission finds that the application to construct a 25,600 square foot industrial warehouse facility in an Industrial 2 (I-2) zone is consistent with the requirements set forth in Section 41 of the Cheshire Zoning Regulations and hereby approves this application conditioned upon compliance with the Cheshire Fire Department's comments dated May 13, 2016.

VOTE The motion passed unanimously by those present.

8. **Special Permit Application** **PH 6/13/16**
420 South Main Street Condominium Assn. **MAD 8/17/16**
420 South Main Street
PUBLIC HEARING CONTINUED TO JULY 11, 2016.

VIII. NEW BUSINESS

1. **Special Permit Application**
Cheshire Public Schools
525 South Main Street
Removal and replacement of the existing
Concession and Bathroom Building at the
Stadium Field.
SET FOR PUBLIC HEARING JULY 11, 2016

VI. ADJOURNMENT

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

MOVED to adjourn the public hearing at 8:45 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk

