

# AGENDA PLANNING AND ZONING COMMISSION Regular Meeting

Monday, June 28, 2021 – To immediately follow the 7:30 p.m. Public Hearing– Town Hall – Council Chambers – 84 South Main Street, Cheshire, CT 06410

- I. CALL TO ORDER
- II. ROLL CALL
- III. DETERMINATION OF QUORUM
- IV. PLEDGE OF ALLEGIANCE
- V. ACCEPTANCE OF MINUTES:
- |  |                 |           |
|--|-----------------|-----------|
|  | Public Hearing  | 6/14/2021 |
|  | Special Meeting | 6/14/2021 |
- VI. COMMUNICATIONS
1. Letter from Ryan McEvoy, PE, SLR dated 6/22/2021  
RE: Orchard View Subdivision -Request for an additional 90-day extension to file the final subdivision documents on the Cheshire land records.
- VII. UNFINISHED BUSINESS
1. Earth Removal, Filling or Regrading Permit P.H. 6/28/2021  
EG Home LLC MAD 9/01/2021  
Dickerman Road and I-691  
Waiver Request 25.3.2, Subsection 3, 9 and 11 under Section 25.5
- 2 . Special Permit Application P.H. 6/28/2021  
EG Home LLC MAD 9/01/2021  
Dickerman Road and I-691  
Establishment of a Special Development Project (Residential) within an I-C.S.D.D.
3. Application for Approval of Interchange P.H. 6/28/2021  
Special Development Project MAD 9/01/2021  
EG Home LLC  
I-691 and Dickerman Road  
Residential Development on Parcel 7, Stone Bridge Crossing  
In the Established Interchange Special Development District
4. Tabled Applications:
- a. Zone Map Change Petition P.H. 5/24/2021  
Lovley Development, Inc. P.H. 6/14/2021  
648 Wallingford Road and Talmadge Road P.H. 7/12/2021  
From R-40 to Age Restricted Overlay Zone MAD 9/12/2021  
to allow for an Age Restricted Planned Residential Development  
Pursuant to Section 43.4 of the Zoning Regulations  
**TABLED FOR PUBLIC HEARING ON 7/12/21**

AGENDA  
PLANNING AND ZONING COMMISSION  
Regular Meeting -Monday, June 28, 2021  
Page 2

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- b. Application for Preliminary Development Plan (ARPRD) P.H. 5/24/2021  
Lovley Development, Inc. P.H. 6/14/2021  
648 Wallingford Road and Talmadge Road P.H. 7/12/2021  
**TABLED FOR PUBLIC HEARING ON 7/12/21** MAD 9/12/2021
- c. Earth Removal, Filling or Regrading Permit P.H. 5/24/2021  
Lovley Development, Inc. P.H. 6/14/2021  
648 Wallingford Road and Talmadge Road P.H. 7/12/2021  
Waiver request per 25.3.2 Sub. 9 under Sec.25.5 MAD 9/12/2021  
**TABLED FOR PUBLIC HEARING ON 7/12/21**
- d. Special Permit Application P.H. 5/24/2021  
Lovley Development, Inc. P.H. 6/14/2021  
648 Wallingford Road and Talmadge Road P.H. 7/12/2021  
To allow for an Age Restricted Planned Residential Development pursuant to Section 43.4 of the Zoning Regulations MAD 9/12/2021  
**TABLED FOR PUBLIC HEARING ON 7/12/21**
- e. Final Development Site Plan Application P.H. 5/24/2021  
Lovley Development, Inc. P.H. 6/14/2021  
648 Wallingford Road and Talmadge Road P.H. 7/12/2021  
(Age restricted Planned Residential Dev.) MAD 9/12/2021  
**TABLED FOR PUBLIC HEARING ON 7/12/21**
- f. Special Permit Application P.H. 6/28/2021  
Town of Cheshire/George Noewatne P.H. 7/12/2021  
55 Railroad Avenue MAD 9/12/2021  
Parking lot/Farmington Canal/Heritage Trail  
**TABLED FOR PUBLIC HEARING ON 7/12/21**

VIII. NEW BUSINESS

IX. ADJOURNMENT