

AGENDA
PLANNING AND ZONING COMMISSION
Regular Meeting

Monday, September 27, 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: Special Meeting 9/13/2021
- VI. COMMUNICATIONS
- VII. UNFINISHED BUSINESS
 - 1. 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. 6/28/2021
From R-40 to Age Restricted Overlay Zone P.H. 7/12/2021
to allow for an Age Restricted Planned Residential Dev. P.H. 7/26/2021
Pursuant to Section 43.4 of the Zoning Regulations MAD 9/29/2021
 - 2. 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. 6/28/2021
P.H. 7/12/2021
P.H. 7/26/2021
MAD 9/29/2021
 - 3. 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. 6/28/2021
Waiver request per 25.3.2 Sub. 9 under Sec.25.5 P.H. 7/12/2021
P.H. 7/26/2021
MAD 9/29/2021
 - 4. Special Permit Application P.H. 5/24/2021
Lovley Development, Inc. P.H. 6/14/2021
648 Wallingford Road and Talmadge Road P.H. 6/28/2021
To allow for an Age Restricted Planned Residential P.H. 7/12/2021
Development pursuant to Section 43.4 of the Zoning P.H. 7/26/2021
Regulations MAD 9/29/2021

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| 5. Final Development Site Plan Application | P.H. 5/24/2021 |
| <u>Lovley Development, Inc.</u> | P.H. 6/14/2021 |
| 648 Wallingford Road and Talmadge Road | P.H. 6/28/2021 |
| (Age restricted Planned Residential Dev.) | P.H. 7/12/2021 |
| | P.H. 7/26/2021 |
| | MAD 9/29/2021 |
| 6. Zone Text Change Application | P.H. 9/27/2021 |
| <u>R.W. Hine Hardware</u> | MAD 12/01/2021 |
| Section 45.2 Location, 45.4 c, (h) and (i) | |
| Prohibited Uses | |
| To allow coordinated development of strategically located commercial | |
| and residential properties adjacent to existing Special Development | |
| District | |

VIII. NEW BUSINESS

1. Tabled Applications

- a. Earth Removal, Filling or Regrading Permit
Kensett Square, LLC
South Main Street and Wallingford Road
Tabled for Public Hearing to 10/13/2021
- b. Combined Application for Zone Change to and Approval as a
Special Development District (S.D.D.) and Approval of Special
Design Project
Kensett Square, LLC
1)200 OTR Associates, LLC, 2)Eddie Rabbit, LLC and 3)29
Wallingford Road, LLC
1) 200 Old Towne Road, 2) 168 South Main Street and 3) 29
Wallingford Road
Tabled for Public Hearing to 10/13/2021
- c. Zone Text Change Petition
Planning and Zoning Commission
To amend Sec. 30., Sch. A. Para 24 c – Chickens
Tabled for Public Hearing to 10/13/2021

- d. Zone Text Change Petition
Planning and Zoning Commission
To amend Section 48 Interchange Zone Regulation
Storage, Warehouses, and Distribution Centers with Trucking
Facilities Incidental to the Main Use in the IC Zone
Tabled for Public Hearing to 10/13/2021

IX. ADJOURNMENT