

AGENDA  
PLANNING AND ZONING COMMISSION  
Special Meeting

Monday, September 13, 2021 – 7:30 p.m. – Town Hall – Council Chambers – 84 South Main Street, Cheshire, CT 06410

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- I. CALL TO ORDER
- II. ROLL CALL
- III. DETERMINATION OF QUORUM
- IV. PLEDGE OF ALLEGIANCE
- V. ACCEPTANCE OF MINUTES: Special Meeting P. H. 7/26/2021  
Regular Meeting 7/26/2021
- VI. COMMUNICATIONS

Discussion:

- 1. Zone Text Change – Options for Modifying Regulations for the keeping of poultry
- 2. Zone Text Change – To amend Section 48 Storage, Warehouses, and Distribution Centers with Trucking Facilities Incidental to the Main Use in the Interchange Zone
- 3. Public Act No. 21-29 – Accessory Apartments

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  
**Action Tabled to 9/27/2021 as directed by Vice Chairman Strollo**
- 2. Application for Preliminary Development Plan P.H. 5/24/2021  
ARPRD)  
Lovley Development, Inc. P.H. 6/14/2021  
648 Wallingford Road and Talmadge Road P.H. 6/28/2021  
**Action Tabled to 9/27/2021 as directed by Vice Chairman Strollo**  
P.H. 7/12/2021  
P.H. 7/26/2021  
MAD 9/29/2021

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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  
**Action Tabled to 9/27/2021 as directed by Vice Chairman Strollo**  
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  
**Action Tabled to 9/27/2021 as directed by Vice Chairman Strollo**
5. 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. 6/28/2021  
(Age restricted Planned Residential Dev.) P.H. 7/12/2021  
**Action Tabled to 9/27/2021 as directed by Vice Chairman Strollo**  
P.H. 7/26/2021  
MAD 9/29/2021

VIII. NEW BUSINESS

1. Zone Text Change Application  
R.W. Hine Hardware  
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
2. Combined Application for Zone Change to and Approval as a Special  
Development District (S.D.D.) and Approval of Special Design Project  
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
3. Earth Removal, Filling or Regrading Permit  
Kensett Square, LLC  
South Main Street and Wallingford Road

IX. ADJOURNMENT