MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION
SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M.
PUBLIC HEARING ON MONDAY, SEPTEMBER 13, 2010, IN COUNCIL
CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410

Present
Sean Strollo, Chairman; Earl Kurtz, Vice Chairman; Martin Cobern, Patti Flynn Harris, Sylvia Nichols, Louis Todisco. Alternates: James Bulger, Edward Gaudio, Leslie Marinaro.
Absent: S. Woody Dawson, Gil Linder, Tali Maidelis
Staff Present: William Voelker, Town Planner;

I. CALL TO ORDER
Chairman Strollo called the special meeting to order at 8:37 p.m.

Chairman Strollo read the fire safety announcement.

II. ROLL CALL
Mr. Kurtz called the roll and a quorum was determined to be present.

III. DETERMINATION OF QUORUM
A quorum was determined to be present for the meeting.

IV. PLEDGE OF ALLEGIANCE
The group Pledged Allegiance to the Flag.

V. ACCEPTANCE OF MINUTES
7/26/10 Public Hearing and Special Meeting

MOTION by Mr. Cobern; seconded by Ms. Marinaro

MOVED to approve the minutes of the Public Hearing of July 26, 2010 and the Special Meeting of July 26, 2010, subject to corrections, deletions, additions.

Correction: Leslie Marinaro was present at the July 26, 2010 meetings.

VOTE The motion passed unanimously by those present.

VI. UNFINISHED BUSINESS

1. Special Permit Application PH 7/26/10
   RLJ Properties LLC PH 9/13/10
   680 South Main Street MAD 11/17/10
   Four – 2 bedroom apartments
   To existing office building
MOTION by Mr. Cobern; seconded by Ms. Marinaro.

MOVED that the Planning and Zoning Commission approve the Special Permit application of RLJ Properties, LLC for four, two bedroom apartments to be constructed on the fourth floor of the existing building located at 680 South Main Street, as shown on plans entitled “Site Plan Layout and Zoning Information, RLJ Properties LLC, 680 South Main Street, Cheshire CT dated January 12, 2010, and drawn by Milone and MacBroom, 716 South Main Street, Cheshire CT.

This approval is conditioned upon compliance with Cheshire Fire Department comments dated 9/13/2010.

VOTE The motion passed 7-0-2; Strollo and Flynn Harris abstained.

2. Special Permit Application PR 9/13/10
Cheshire Development Co. LLC. MAD 11/17/10
1151 South Main Street
Mixed Use development w/Medical Office and residential units.
PUBLIC HEARING CONTINUED TO JULY 27, 2010

VII. NEW BUSINESS

1. Special Permit Application
Lynnette M. Guida
15 Aspen Drive
In-home business
SET FOR PUBLIC HEARING ON JULY 27, 2010

2. Zoning and Subdivision Regulations
To amend Sections 41.5 and 41.6 of the Zoning Regulations (per CGS to lengthen Expiration date) and to add Section 3.3 to the Subdivision Regulations (Expiration of Approved Subdivision and Extension of Expiration Date).

Town Planner Voelker recommended this matter be set for public hearing on July 27th. Referrals have been sent to the regional planning agencies and their responses should be received by that date. He informed the Commission that there were amendments to the CGS regarding approval dates.

3. Special Permit Application
Saddlebrook LLC
Huckins Road
Construction of (2) dwellings on a rear lot.
SET FOR PUBLIC HEARING ON JULY 27, 2010

4. Subdivision Application
Peter and Sia Skabardonis
Prospect Road
1-lot
SET FOR PUBLIC HEARING ON JULY 27, 2010

Mr. Voelker explained that this is the excavation application which was withdrawn. They are now coming in for a subdivision approval. The property line will coincide with the town line. The matter is being referred to the Town of Prospect, but they do need to create a separate lot in Cheshire.

5. Special Permit Application
Mariusz Zankowski
420 Wallingford Road
In-law apartment
Section 30, Sch. A. para. #5
SET FOR PUBLIC HEARING ON JULY 27, 2010.

VII. ADJOURNMENT

MOTION by Mr. Cobern; seconded by Ms. Marinaro

MOVED to adjourn the special meeting at 8:47 p.m.

VOTE The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk