MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION
REGULAR MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M.
PUBLIC HEARING ON MONDAY, SEPTEMBER 27, 2010, IN COUNCIL
CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET,
CHESHIRE CT 06410

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

I. CALL TO ORDER
Chairman Strollo called the meeting to order at 9:25 p.m.

II. ROLL CALL
Mr. Kurtz 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. APPROVAL OF MINUTES – 9/13/10 PUBLIC HEARING
AND 9/13/10 SPECIAL MEETING

MOTION by Mr.Cobern; seconded by Mr. Kurtz.

MOVED that the Planning and Zoning Commission approve the minutes of the
Public Hearing of September 13, 2010 and Regular Meeting of September 13,
2010 subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

VI. BUSINESS
Mr. Voelker read the call of public hearing for each application.

1. Special Permit Application PH 9/13/10
   Cheshire Development Co. LLC. PH 9/27/10
   1151 South Main Street MAD 12/01/10
   Mixed Use development w/Medical Office and residential units.
   PUBLIC HEARING CONTINUED TO OCTOBER 13, 2010
2. Special Permit Application

Lynnette M. Guida
15 Aspen Drive
In-home business

MOTION by Mr. Cobern; seconded by Mr. Kurtz.

MOVED that the Planning and Zoning Commission approve the special permit application of Lynnette Mr. Guida for an in-home business as described by the applicant at 15 Aspen Drive. The Commission finds that this proposal conforms to Section 30, Schedule A, Item 18B of the Cheshire Zoning Regulations.

VOTE The motion passed unanimously by those present.

3. 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).

MOTION by Mr. Kurtz; seconded by Mr. Cobern.

MOVED that the Planning and Zoning Commission approve proposed amendments to Section 41.5 and 41.6 of the Cheshire Zoning Regulations to provide consistency with the requirements set forth within Public Act 09-181 as recommended by the Town Attorney.

The Commission finds that these amendments are not in conflict with the 2002 Cheshire Plan of Conservation and Development.

The effective date of these regulations is October 16, 20-10 at 12:01 A.M.

VOTE The motion passed unanimously by those present.

MOTION by Mr. Cobern; seconded by Mr. Kurtz.

MOVED that the Planning and Zoning Commission approve proposed amendments to the Cheshire Subdivision Regulations to create new Section 3.3 to provide consistency with the requirements set forth within Public Act 09-181 as recommended by the Town Attorney.

The Commission finds that these amendments are not in conflict with the 2002 Cheshire Plan of Conservation and Development.
The effective date of these regulations is October 16, 20-10 at 12:01 A.M.

VOTE The motion passed unanimously by those present.

4. Special Permit Application PH 9/27/10
   Saddlebrook LLC MAD 12/01/10
   Huckins Road
   Construction of (2) dwellings on a rear lot.
   PUBLIC HEARING CONTINUED TO OCTOBER 13, 2010

5. Subdivision Application PH 9/27/10
   Peter and Sia Skabardonis MAD 12/01/10
   Prospect Road
   1-lot
   PUBLIC HEARING CONTINUED TO OCTOBER 13, 2010

6. Special Permit Application PH 9/27/10
   Mariusz Zankowski MAD 12/01/10
   420 Wallingford Road
   In-law apartment
   Section 30, Sch. A. Para. #5

MOTION by Mr. Kurtz; seconded by Mr. Cobern.

MOVED that the Planning and Zoning Commission approve the Special Permit Application of Mariusz Zankowski for a 697 square foot in-law apartment at 420 Wallingford Road. The Commission finds that this proposal conforms to Section 30, Schedule A, Item a5 of the Cheshire Zoning Regulations.

VOTE The motion passed unanimously by those present.

VII. NEW BUSINESS

1. Subdivision Application
   Diversified Cook Hill LLC
   Plank Road
   14-Lots
   SET FOR PUBLIC HEARING ON OCTOBER 25, 2010

2. Special Permit Application
   Ruth A. Podgwaite
   353 Mount Sanford Road
   3-lots (2 lots to be accessed from rear lot)
   SET FOR PUBLIC HEARING ON OCTOBER 25, 2010
3. **Subdivision Application**  
   **Ruth A. Podgwaite**  
   353 Mount Sanford Road  
   3-lots and Modifications to Section 11.1  
   Waivers of Regulations, Waivers of Regulations,  
   Waivers of Sections 5.4.1 Subdivision Lots  
   **Existing Streets**, and Section 5.5 Rear Lots  
   **Subsection A. General Provisions.**  
   SET FOR PUBLIC HEARING ON OCTOBER 25, 2010

4. **Other Planning and Zoning Commission Business**

   a. **Monthly Report from Zoning Enforcement Officer**  
   Mr. Voelker informed the commission that Rob Librandi, ZEO, has accepted a full  
   time position as ZEO with the Town of Southington. The part-time position of  
   ZEO in Cheshire is open, and the process of filling the position will take place.

   The Commissioners expressed congratulations to Mr. Librandi on his new job.

   b. **Other**  
   Mr. Cobern announced the revision of the policies of the Regional Planning  
   Commission. Staff has handled the referrals and the Commission never really  
   voted on them. There is a new procedure where referrals are forwarded to a  
   subcommittee (officers) and if there are objections, all members will be polled via  
   e-mail to review the problem. When there are no objections, staff will handle the  
   process for the referrals.

VIII. **ADJOURNMENT**

   MOTION by Mr. Cobern; seconded by Mr. Kurtz.

   MOVED to adjourn the meeting at 9:40 p.m.

   VOTE The motion passed unanimously by those present.

   Attest:

   _________________________________  
   Marilyn W. Milton, Clerk