

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION
PUBLIC HEARING HELD AT 7:30 P.M. ON MONDAY, NOVEMBER 28, 2011
IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET,
CHESHIRE CT 06410**

Present

Sean Strollo, Chairman; Earl Kurtz, Vice Chairman; Tali Maidelis, Secretary;
Lelah Campo, Martin Cobern, Gil Linder, Louis Todisco

Alternates – James Bulger

Absent: S. Woody Dawson and John Kardaras; Alternates Ms. Marinaro and Mr.
Gaudio

Staff: William Voelker, Town Planner

I. CALL TO ORDER

Mr. Strollo called the public hearing to order at 7:30 p.m.

Mr. Strollo read the fire safety announcement.

II. ROLL CALL

Mr. Maidelis 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. COMMUNICATIONS

VI. BUSINESS

- | | |
|------------------------------------|-------------|
| 1. Special Permit Application | PH 10/12/11 |
| <u>Jorasa LLC</u> | PH 10/24/11 |
| 382 South Main Street | PH 11/14/11 |
| Professional Office Building and | PH 11/28/11 |
| Two Residential dwelling units | MAD 2/1/12 |
| TABLED TO DECEMBER 12, 2011 | |

Town Planner Voelker read a letter requesting that this application be tabled to
December 12, 2011, from Darin Overton, P.E. Milone and MacBroom.

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|--|-------------|
| 2. Zone Text Change Application | PH 11/14/11 |
| <u>Midstate Medical Center</u> | PH 11/28/11 |
| To amend Section 34.3A and 34.8 | MAD 2/1/12 |
| To allow directional signage for critical/urgent
Care facilities. | |
| WITHDRAWN | |

Town Planner Voelker read a letter from Attorney James Miele requesting that this application be withdrawn.

3. Special Permit Modification
Peter Marzano
140 Commerce Court
Installation of a bulk gas tank

PH 11/28/11
MAD 2/1/12

Peter Marzano, applicant, informed the Commission that the application is for approval of installation of an above ground gas tank at the current facility, 140 Commerce Court. Two existing gas tanks will be removed from the site. Comments were received from the Engineering Department and Fire Marshal, and the applicant is prepared to be compliant with the Fire Marshal's comments.

Fire Marshal's Comments

#1 – Vehicle protection – there will be a concrete post/ballards in front of the fencing to protect vehicles.

#2 – Key box – the plan is to have a key box and work with the Fire Marshal to insure the manufacturer and to meet the Fire Department standards. Air Gas already has these key boxes at the facility.

#3 – Code compliance documentation – the applicant will be code compliant; the company follows national fire protection guidelines and will meet all the requirements of the Fire Marshal and Fire Chief.

Engineering Department commented on the pad on the site, stating that the applicant must be aware that future modifications to the site must be addressed and in compliance.

Mr. Voelker noted that the Engineering Department did not require drainage calculations because this is a net zero for storm water runoff. The applicant is removing two tanks and installing one new tank.

Mr. Marzano stated that the purpose of the installation of the oxygen tank is for the supply chain to bring oxygen to nursing homes and the affirmed. This particular facility is where the vans come in, oxygen comes out of the tank into the vans, and the vans then drive to nursing homes or hospitals. Air Gas is closing its Meriden CT location so there will be some additional vans coming to the Cheshire site, where there will be a slightly larger tank. A 1,000 gallon propane tank will be removed from the site, as well as a 3,000 tank. The new tank is a liquid oxygen tank. The liquid oxygen is cold, is poured into the vans, and remains liquid. There are new devices for receiving oxygen which are on the arm of the person, which is more convenient for people's use.

Regarding storage of propane at the facility, Mr. Marzano explained that it would be in a storage area at the site.

With the installation of the new tank next to the building, Mr. Voelker said it will be in conformity with the regulations, and not encroach on the setback area.

There were no public comments or questions. The public hearing was closed.

VII. ADJOURNMENT

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

MOVED to adjourn the public hearing at 7:45 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk