

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION  
REGULAR MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M.  
PUBLIC HEARING 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 meeting to order at 7:46 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. ACCEPTANCE OF MINUTES – 11/14/11 Public Hearing and  
Special Meeting of 11/14/11.**

MOTION by Mr. Maidelis; seconded by Mr. Cobern.

MOVED to approve the Minutes of the Public Hearing of November 14, 2011 and  
Special Meeting of November 14, 2011.

VOTE The motion passed 5-0-3 Strollo, Todisco, Bulger abstained.

**Vi. COMMUNICATIONS**

**VII. BUSINESS**

1. **Special Permit Application**  
Jorasa LLC  
382 South Main Street  
Professional Office Building and

PH 10/12/11  
PH 10/24/11  
PH 11/14/11  
PH 11/28/11

- |   |   |
|---|---|
| <b>Two Residential dwelling units<br/>TABLED TO DECEMBER 12, 2011</b>   | <b>MAD 2/1/12</b>                                 |
| <b>2. Zone Text Change Application<br/><u>Midstate Medical Center</u><br/>To amend Section 34.3A and 34.8<br/>To allow directional signage for critical/urgent<br/>Care facilities.<br/>WITHDRAWN</b> | <b>PH 11/14/11<br/>PH 11/28/11<br/>MAD 2/1/12</b> |
| <b>3. Special Permit Modification<br/><u>Peter Marzano</u><br/>140 Commerce Court<br/>Installation of a bulk gas tank</b>   | <b>PH 11/28/11<br/>MAD 2/1/12</b>                 |

MOTION by Mr. Cobern; seconded by Mr. Maidelis.

MOVED that the Planning and Zoning Commission hereby finds that the installation of a 9,000 above ground, liquid oxygen tank, at 140 Commerce Court, as shown on plans entitled "Improvement Location Plan, Land of ABCO Welding & Industrial Supply, 140 Commerce Court, Cheshire CT" dated November 9, 2011, and prepared by Conklin & Soroka, Inc. 1484 Highland Avenue, Cheshire CT 06410, are consistent with the Cheshire Zoning Regulations and approves of this application.

This approval is conditioned upon adherence to the Cheshire Fire Department comment dated November 23, 2011.

VOTE The motion passed unanimously by those present.

#### **4. TABLED APPLICATIONS**

- |   |                                    |
|---|------------------------------------|
| <b>a. Subdivision Application<br/><u>Verna Properties LLC</u><br/>175 Wiese Road<br/>Pemberley Estates<br/>9 lots<br/>TABLED TO DECEMEER 12, 2011</b> | <b>PH 10/12/11<br/>PH 12/12/11</b> |
|---|------------------------------------|

#### **VIII. NEW BUSINESS**

- 1. Other Planning and Zoning Commission Business.**
  - a. Monthly Report from Zoning Enforcement Officer**
  - b. Other**

**VII. ADJOURNMENT**

MOTION by Mr. Cobern; seconded by Mr. Maidelis.

MOVED to adjourn the regular meeting at 7:50 p.m.

VOTE        The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk