

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION  
SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M.  
PUBLIC HEARING HELD ON WEDNESDAY, FEBRUARY 15, 2012 IN  
COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE  
CT 06410**

Present

Sean Strollo, Vice Chairman; Tali Maidelis, Secretary; Martin Cobern, S. Woody Dawson, John Kardaras, Louis Todisco

Alternates – Edward Gaudio

Absent: Earl Kurtz, Lelah Campo, Gil Linder; Alternates Leslie Marinaro and Jim Bulger

Staff: William Voelker, Town Planner

**I. CALL TO ORDER**

Mr. Strollo called the special meeting to order at 9:30 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. ACCEPTANCE OF MINUTES**

**Special Meeting Public Hearing, 1/23/12**

**Regular Meeting 1/23/12.**

MOTION by Mr. Cobern; seconded by Mr. Dawson.

MOVED to accept the minutes of the Special Meeting Public Hearing of 1/23/12 and Regular Meeting of 1/23/12 subject to corrections, additions, deletions.

VOTE           The motion passed unanimously by those present.

**VI COMMUNICATIONS**

- 1. Letter from Reverend Ricciardi dated 2/4/2012 requesting, per Section 40.8 of the Planning and Zoning Regulations, to waiver the public hearing for St. Bridget's School Special Permit Modification. The applicant feels the request is not a substantial change from the original approval.**

MOTION by Mr. Cobern; seconded by Mr. Dawson.

MOVED that the Planning and Zoning Commission approves the waiver of public hearing for St. Bridget's School Special Permit Modification since there is not a substantial change from the original approval.

Discussion

Mr. Voelker explained to the Commission that this will be a small score board, without lights, set on two pedestals, and it will not intrude on the neighbors. The school does not play any games at night, only during daytime hours.

VOTE The motion passed unanimously by those present.

MOTION by Mr. Cobern; seconded by Mr. Dawson.

MOVED to add an item to the agenda regarding Vernal Properties LLC.

VOTE The motion passed unanimously by those present.

**2. Request from Verna Properties LLC for waiver of application fees for The Subdivision Application, 175 Wiese Road, 9-lots, Pemberly Estates.**

MOTION by Mr. Cobern; seconded by Mr. Dawson.

MOVED that the Planning and Zoning Commission approves the waiver of the application fee for Verna Properties LLC as this is the second application for 175 Wiese Road with application fees paid for the original application.

Discussion

Mr. Voelker informed the Commission that the applicant, Verna Properties LLC, paid the public hearing fee and all the application fees for its original application which was withdrawn with the approval of the Planning Department. The applicant has paid the public hearing fee for this second application and is requesting that the application fees be waived since they were paid for the original application.

VOTE The motion passed unanimously by those present.

**VII. UNFINISHED BUSINESS**

- 1. Special Permit Application  
Gas Development Cheshire LLC  
490 West Main Street  
Redevelopment of existing gas station  
And car wash to a gas station**

**PH 1/23/12  
PH 2/15/12  
MAD 4/20/12**

**PUBLIC HEARING CONTINUED TO FEBRUARY 27, 2012.**

2. **Subdivision Application**  
**Verna Properties LLC**  
**175 Wiese Road**  
**9-Lots Pemberley Estates**  
**PUBLIC HEARING CONTINUED TO FEBRUARY 27, 2012**  
**PH 1/23/12**  
**PH 2/15/12**  
**MAD 4/20/12**
3. **Special Permit Application**  
**JAD Partners LLC**  
**435 Highland Avenue**  
**Two new buildings planned for medical**  
**Professional office use.**  
**PUBLIC HEARING CONTINUED TO FEBRUARY 27, 2012**  
**PH 2/15/12**  
**MAD 4/20/12**
4. **Special Permit Application**  
**Paghona Hamawi**  
**510 Cornwall Avenue**  
**Day Care Center**  
**PH 2/15/12**  
**MAD 4/20/12**

MOTION by Mr. Maidelis; seconded by Mr. Dawson.

MOVED that the Cheshire Planning and Zoning Commission finds that the Special Permit Application for establishment of a child day care center to be located at 510 Cornwall Avenue is consistent with the Cheshire Zoning Regulations and hereby approves this application.

VOTE The motion passed 6-0-1; Mr. Todisco recused.

5. **Subdivision Application**  
**Sunrise Land Associates LLC**  
**South Meriden Rd (RTE 70) and**  
**Oregon Rd. 8-lots**  
**PUBLIC HEARING CONTINUED TO FEBRUARY 27, 2012**  
**PH 2/15/12**  
**MAD 4/20/12**

**VIII. NEW BUSINESS**

1. **Site Plan Application**  
**PZ Realty IV LLC**  
**839 West Main Street**  
**Proposed Restaurant**  
**SCHEDULED FOR PUBLIC HEARING ON MARCH 12, 2012**  
**SPECIAL MEETING**
2. **Special Permit Modification**  
**St. Bridget Corporation**  
**171-175 Main Street**

**Install a scoreboard on the sports field**  
**SCHEDULED FOR PUBLIC HEARING ON MARCH 12, 2012.**  
SPECIAL MEETING


**IX. ADJOURNMENT**

MOTION by Mr. Cobern; seconded by Mr. Todisco

MOVED to adjourn the special meeting at 9:42 p.m.

VOTE        The motion passed unanimously by those present.

Attest:

  
Marilyn W. Milton, Clerk