

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION  
REGULAR MEETING HELD ON MONDAY, APRIL 23, 2012 AT 7:30 P.M. IN  
COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE  
CT 06410**

Present

Earl Kurtz, Chairman; Sean Strollo, Vice Chairman; Tali Maidelis, Secretary;  
Leah Campo, S. Woody Dawson, John Kardaras, Gil Linder, Louis Todisco  
Alternates – Jim Bulger and Leslie Marinaro  
Absent: Martin Cobern and Alternate Ed Gaudio

**I. CALL TO ORDER**

Mr. Kurtz called the public hearing to order at 7:32 p.m.

Mr. Kurtz 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**

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

MOVED that the minutes of the Public Hearing of April 9, 2012 and Special Meeting of April 9, 2012 be approved subject to corrections, additions, deletions.

VOTE The motion passed unanimously by those present.

**VI. COMMUNICATIONS**

Discussion Re: Review of CGS 8-23 Preparation, amendment or adoption of Plan of Conservation and Development.

Chairman Kurtz advised that Town Planner Voelker wants the full Commission to review the Plan of Conservation and Development. Information on the process for review of the Plan was in the Commissioner's packets.

This matter will be on the agenda of the May 14<sup>th</sup> meeting.

## **VII. BUSINESS**

- 1. Special Permit Modification** **MAD 6/12/12**  
**ABCO/Peter Marzano**  
**140 Commerce Court**  
**To relocate the storage of flammable gas on the property.**

MOTION by Mr. Dawson; seconded by Mr. Strollo.

MOVED that the Cheshire Planning and Zoning Commission hereby finds that the construction of a pad at the rear of the building to facilitate the relocation of acetylene and propane tanks from the interior of the building 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, revised March 30, 2012, and prepared by Conklin and Soroka, Inc. 1484 Highland Avenue, Cheshire CT are consistent with the Cheshire Zoning Regulations and approves of this application.

This application is conditioned upon adherence to the Cheshire Fire Department comment dated April 20, 2012.

VOTE The motion passed 6-0-2; Todisco recused; Kardaras abstained.

## **VIII. BONDS**

- a. Road acceptance – Platt Lane (Portion)**

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

MOVED that in accordance with the April 17, 2012 letter from Joseph Michaelangelo, Director of Public Works, the Planning and Zoning Commission recommends that the Town Council accept Platt Lane, at the cul-de-sac, as a Town Road. All as shown as "Area to Be Conveyed to the Town of Cheshire" on a map entitled "Subdivision Map CALCAGNI PROPERTY SUBDIVISION CHESHIRE CONNECTICUT" dated June 17, 2002, Revised to: July 16, 2002, Scale 1"=30' prepared by Milone & MacBroom, Cheshire CT.

Acceptance by the Town Council should be conditional upon the recording of the warranty deed for the roadway.

At the time of acceptance, the existing performance bond may be released and a maintenance bond in the amount of \$3,260.00 should be posted. The road "as-built" map, the monument and lot pin certification and warranty deed for Platt Lane have been submitted and reviewed by the Engineering Department.

VOTE The motion passed unanimously by those present.

**Other Planning and Zoning Commission Business**

1. **Monthly ZEO Report.** The report was accepted by the Commission.
2. **Other**

**RE: Meadowview Estates, Plank Road, Subdivision, Cheshire, CT  
MMI #1386-40**

The Commissioners reviewed a letter from Milone & MacBroom regarding Meadowview Estates, Plank Road, requesting a waiver of subdivision fees for the resubmitted application. Following discussion, the Commissioners stated that without further information from staff, the PZC would not approve the fee waiver request. The matter was tabled and will be discussed at the May 14<sup>th</sup> meeting

**IV. ADJOURNMENT**

MOTION by Ms. Marinaro; seconded by Mr. Dawson

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

VOTE The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk