

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION
SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M
PUBLIC HEARING ON WEDNESDAY, OCTOBER 12, 2011 IN COUNCIL
CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

Sean Strollo, Chairman, Secretary, Tali Maidelis; Lelah Campo, Martin Cobern,
Lelah Campo, John Kardaras, Gil Linder, Louis Todisco.

Alternates – Mr. Gaudio.

Absent: Earl Kurtz, S. Woody Dawson; Alternates Ms. Marinaro and Mr. Bulger.

Staff: Suzanne Simone.

I. CALL TO ORDER

Mr. Strollo called the special meeting to order at 8:30 p.m.

Mr. Strollo read the fire safety announcement.

II. ROLL CALL

Mr. Maidelis called the roll. The group Pledged Allegiance to the Flag.

III. DETERMINATION OF QUORUM

Following roll call a quorum was determined to be present.

**IV. ACCEPTANCE OF MINTUES – 9/26/11 Special Meeting Public Hearing
And 9/26/11 Regular Meeting**

MOTION by Mr. Cobern; seconded by Mr. Maidelis

MOVED that the Planning and Zoning Commission approve the minutes of the
9/26/11 Public Hearing and 9/26/11 Regular Meeting subject to corrections,
deletions, additions.

VOTE The motion passed unanimously by those present.

V. UNFINISHED BUSINESS

1. **Special Permit Application**
Frederick Pierson
779 Allen Avenue
Rear Lot Access

PH 9/25/6/11
PH 10/12/11
MAD 12/16/11

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

MOVED that the Planning and Zoning Commission hereby approves the special
permit application of Frederick Pierson for a rear lot access way for property

located at 779 Allen Avenue in an R-40 zone, as shown on the Assessor's Map No. 30, Lot No. 67, and proposed plans entitled:

"Proposed Residential Subdivision, 779 Allen Avenue, Cheshire, Connecticut, August 31, 2011, revised through September 6, 2011, prepared by Milone and MacBroom, Inc. 99 Realty Drive, Cheshire, Connecticut."

With the following stipulations:

1. All previous stipulations from the March 1, 2005 approval shall remain In effect.
2. This approval is conditioned upon adherence to the comments from the Cheshire Fire Department dated October 11, 2011.

Discussion

Mr. Todisco stated that he voted against this application in 2005 because he thought there could be a town road. For the current application, absent any compelling reason to vote against it, Mr. Todisco said he would vote in favor.

Mr. Maidelis commented on the subdivision having sidewalks in the current and past application.

It was stated by Mr. Cobern that these are new plans so sidewalks would not be in effect. The Commission is approving new plans with nothing about sidewalks.

VOTE The motion passed unanimously by those present.

2. Subdivision Application
Frederick Pierson
779 Allen Avenue
6-lots

PH 9/26/11
PH 10/12/11
MAD 12/16/11

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

MOVED that the Planning and Zoning Commission hereby approves the Subdivision Application of Frederick Pierson for six (6) residential building lots, property located at 779 Allen Avenue in an R-40 zone, as shown on the Assessor's Map No. 30, Lot No. 67, and proposed plans entitled:

"Proposed Residential Subdivision, 779 Allen Avenue, Cheshire, Connecticut, August 31, 2011, revised through September 6, 2011, prepared by Milone and MacBroom, Inc. 99 Realty Drive, Cheshire, Connecticut."

With the following stipulations:

1. All previous stipulations from the March 1, 2005 approval shall remain In effect.
2. This approval is conditioned upon adherence to the comments from the Cheshire Fire Department dated October 11, 2011.

VOTE The motion passed unanimously by those present.

3. **Special Permit Application** **PH 10/12/11**
Jorasa LLC **MAD 12/16/11**
382 South Main Street
Professional Office Building and
Two Residential dwelling units
PUBLIC HEARING CONTINUED TO OCTOBER 24, 2011

4. **Subdivision Application** **PH 10/12/11**
Verna Properties LLC **MAD 12/16/11**
174 Wiese Road
(Pemberley Estates)
9-lots
PUBLIC HEARING CONTINUED TO OCTOBER 24, 2011.

VI. NEW BUSINESS

1. **Zone Text Change Application**
Midstate Medical Center
To amend Section 34.3 and 34.8 to
Allow directional signage for critical/urgent
Care facilities.
SCHEDULED FOR PUBLIC HEARING ON NOVEMBER 14, 2011

VII. ADJOURNMENT

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

MOVED to adjourn at 8:42 p.m.

VOTE The motion passed unanimously by those present.

Attest:

Marilyn W. Milton, Clerk