

**MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION  
SPECIAL MEETING HELD IMMEDIATELY FOLLOWING THE 7:30 P.M.  
PUBLIC HEARING ON MONDAY, NOVEMBER 14, 2011 IN COUNCIL  
CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410**

Present

Earl Kurtz, Vice Chairman; Tali Maidelis, Secretary; Lelah Campo, Martin  
Cobern, S. Woody Dawson, Gil Linder  
Alternates – Ed Gaudio and Leslie Marinaro  
Absent: Sean Strollo, Louis Todisco; Alternate – Jim Bulger.  
Staff: William Voelker, Town Planner

**I. CALL TO ORDER**

Mr. Kurtz called the special meeting to order at 8:05 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. COMMUNICATIONS**

**VI. UNFINISHED BUSINESS**

1. **Special Permit Application** PH 10/12/11  
Jorasa LLC PH 10/24/11  
382 South Main Street PH 11/14/11  
Professional Office Building and MAD 1/18/12  
Two Residential dwelling units  
**PUBLIC HEARING SCHEDULED FOR NOVEMBER 28, 2011**
  
2. **Zone Text Change Application** PH 1/14/11  
Midstate Medical Center MAD 1/18/12  
To amend Section 34.3A and 34.8  
To allow directional signage for critical/urgent  
Care facilities.  
**PUBLIC HEARING SCHEDULED FOR NOVEMBER 28, 2011**

3. **Special Permit Application**  
**Cheshire Youth Baseball**  
**520 South Main Street**  
**Deck for the baseball/softball concession stand**

**PH 11/14/11**  
**MAD 1/18/12**

MOTION by Ms. Marinaro; seconded by Mr. Cobern

MOVED that the Planning and Zoning Commission hereby finds that the application of Cheshire Youth Baseball to construct a 20' x 20' deck on the perimeter of the concession stand located at Bartlem Park, 520 South Main Street as shown on plans entitled "Site Plan – Concession Stand, Richard C. Bartlem Park, Route 10, Cheshire, Connecticut 06410" prepared by Milone and MacBroom, 99 Realty Drive, Cheshire Connecticut 06410, is consistent with the Cheshire Zoning Regulations and, therefore, approves this Special Permit application.

VOTE            The motion passed 8-0.

4. **Special Permit Application**  
**F.L.U. Colburn LLC**  
**1755 Highland Avenue**  
**Section 30. Sch. A. Para. 37**  
**Health and Exercise Facility**

**PH 11/14/11**  
**MAD 1/18/12**

MOTION by Mr. Cobern; seconded by Mr. Gaudio

MOVED that the Planning and Zoning Commission hereby finds that the application of F.L.U. Colburn, LLC for a health and exercise facility at 1755 Highland Avenue as shown on plans entitled "Site Plan – F.L.U. COLBURN LLC" dated November 9, 2011 is consistent with the Cheshire Zoning Regulations and, therefore, approves this Special Permit application.

1. This approval is conditioned upon adherence to the comments from the Cheshire Fire Department.

VOTE            The motion passed 8-0.

5. **Special Permit Application**  
**F.L.U. Colburn LLC**  
**Section 30. Sch. A. Para. 37**  
**Health and Exercise Facility**  
**APPLICATION WITHDRAWN**

**PH 11/14/11**  
**MAD 1/18/12**

**VII. NEW BUSINESS**

1. **Special Permit Modification**  
**Peter J. Marzano**  
**140 Commerce Court**  
**Installation of a bulk gas tank**  
**SCHEDULED FOR PUBLIC HEARING ON NOVEMBER 28, 2011**

**VII. ADJOURNMENT**

MOTION by Mr. Cobern; seconded by Ms. Marinaro.

MOVED to adjourn the special meeting at 8:12 p.m.

VOTE           The motion passed unanimously by those present.

Attest:

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Marilyn W. Milton, Clerk